AGENDA
CHANHASSEN CITY COUNCIL
MONDAY, OCTOBER 12, 2026
CITY COUNCIL CHAMBERS, 7700 MARKET BOULEVARD

A. 5:30 P.M. - WORK SESSION

Note: Unless otherwise noted, work sessions are held in the Training Room on the main level of City Hall and are open to the public. If the City Council does not complete the work session items in the time allotted, the remaining items will be considered after the regular agenda. **Public comment is not allowed at the work session.**

A.1 Fire Department Planning Series Session 3: Emergency Medical Services

A.2 Discuss MSA Funding for Pleasant View Road Rehabilitation Project

A.3 Future Work Session Schedule

B. 7:00 P.M. - CALL TO ORDER (Pledge of Allegiance)

C. PUBLIC ANNOUNCEMENTS

C.1 Southern Valley Alliance - Domestic Violence Awareness Month

D. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine by the city council and will be considered as one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and considered separately. City council action is based on the staff recommendation for each item. Refer to the council packet for each staff report.

D.1 Approve City Council Meeting Minutes dated September 28, 2026

D.2 Approve City Council Work Session Meeting Minutes dated September 28, 2026

D.3 Receive Planning Commission Minutes dated September 15, 2026

D.4 Approve Claims Paid dated October 12, 2026

D.5 Grant Preliminary Plat and Final Plat Approval for Pioneer Ridge Second Addition

D.6 Design contract for EWTP Biological Treatment Feasibility Study

D.7 Approve Interim City Manager Agreement

D.8 Adopt 2027 Meeting Schedule

D.9 Encroachment Agreement at 581 Fox Hill Drive (Lot 1, Block 1, Fox Ridge Estates)

D.10 Resolution 2026-XX: Call for Public Improvement Hearing for the Bluff Creek Drive Rehabilitation Project

E. VISITOR PRESENTATIONS

Visitor Presentations requesting a response or action from the City Council must complete and submit the Citizen Action Request Form (see VISITOR GUIDELINES at the end of this agenda).

F. FIRE DEPARTMENT/LAW ENFORCEMENT UPDATE

G. PUBLIC HEARINGS

Anyone indicating a desire to speak during the Public Hearing will be invited to the podium by the Mayor when the public hearing is called. Please state your name and address. Please limit your comments to three (3) minutes.

G.1 Resolution #2026-XX; Approve vacating portions of public drainage and utility easements in the Pioneer Ridge development

H. GENERAL BUSINESS

H.1 Ordinance XXX: Avienda Planned Unit Development (PUD) Ordinance Amendment

I. COUNCIL PRESENTATIONS

J. ADMINISTRATIVE PRESENTATIONS

K. CORRESPONDENCE DISCUSSION

K.1 Letter from League of Minnesota Cities regarding LMCIT Workers' Compensation Program

K.2 Minnehaha Creek Watershed District 2027 Budget and Levy

K.3 Santa Vera Phase II Staff Memo

K.4 Invitation to Boos & Brews on October 23 at Lake Drive Tap from Southwest Valley Alliance

K.5 Communications Quarterly Report

L. ADJOURNMENT

GUIDELINES FOR VISITOR PRESENTATIONS

Welcome to the Chanhassen City Council Meeting. In the interest of open communications, the

Chanhassen City Council wishes to provide an opportunity for the public to address the City Council. That opportunity is provided at every regular City Council meeting during Visitor Presentations.

- Anyone seeking a response or action from the City Council following their presentation is required to complete and submit a Citizen Action Request Form. An online form is available at https://www.chanhassenmn.gov/action or paper forms are available in the city council chambers prior to the meeting.

- A total of thirty minutes is alloted for Visitor Presentations. Priority is given to Chanhassen residents. An additional thirty minutes may be provided after General Business items are complete at the discretion of the City Council.

- Anyone indicating a desire to speak during Visitor Presentations will be acknowledged by the Mayor. When called upon to speak, state your name, address, and topic. All remarks shall be addressed to the City Council as a whole, not to any specific member(s) or to any person who is not a member of the City Council.

- If there are a number of individuals present to speak on the same topic, please designate a spokesperson that can summarize the issue.

- Limit your comments to five minutes. Additional time may be granted at the discretion of the Mayor. If you have written comments, provide a copy to the Council. Comments may also be emailed to the City Council at council@chanhassenmn.gov.

- During Visitor Presentations, the Council and staff listen to comments and will not engage in discussion. Council members or the City Manager may ask questions of you in order to gain a thorough understanding of your concern, suggestion or request.

- Please be aware that disrespectful comments or comments of a personal nature, directed at an individual either by name or inference, will not be allowed. Personnel concerns should be directed to the City Manager.

Members of the City Council and some staff members may gather at Tequila Butcher, 590 West 79th Street in Chanhassen immediately after the meeting for a purely social event. All members of the public are welcome.

City Council Item

October 12, 2026

Item	Fire Department Planning Series Session 3: Emergency Medical Services	
File No.		**Item No:** A.1
Agenda Section	**5:30 P.M. - WORK SESSION**	
Prepared By	Andrew Heger, Fire Chief	
Reviewed By		

SUGGESTED ACTION N/A	
Motion Type	N/A
Strategic Priority	Operational Excellence

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

Emergency Medical Services Presentation

Emergency Medical Services in Chanhassen

City Council presentation

Chanhassen Fire Department and Ridgeview Ambulance

Purpose and discussion

A concise review of the local EMS response system

PURPOSE

Explain how Chanhassen Fire and Ridgeview Ambulance combine personnel, equipment and clinical roles to serve the community.

DISCUSSION TOPICS

- How the primary service area assigns responsibility
- How each agency contributes to patient care
- Why recruitment and retention affect service reliability
- Ridgeview service advancements

The EMS response system

One incident can involve several linked functions

1

911 and dispatch

The call is received, classified and assigned under local response plans.

2

First response

Chanhassen Fire begins assessment, treatment, access and scene management.

3

Ambulance care

Ridgeview provides ambulance staffing, advanced patient care and transport.

4

Hospital transition

Crews transfer care and return resources to service as soon as practical.

Residents experience one EMS system even when several organizations contribute to the response.

EMS certification levels

Each level adds education and clinical capability

EMR

Emergency Medical Responder

Initial care

- Provides basic emergency care before a licensed ambulance arrives
- Focuses on immediate threats and early lifesaving actions
- Supports the arriving EMS team within training and local protocols

EMT

Emergency Medical Technician

Basic life support

- Recognizes life threats and provides basic treatment
- Provides basic airway care and automated defibrillation
- Prepares patients for transport and commonly staffs ambulance crews

PARAMEDIC

Paramedic

Advanced life support

- Builds on EMT skills with advanced assessment and treatment
- Provides advanced airway care, manual defibrillation, IV fluids and medications
- Directs advanced patient care under medical direction and service protocols

Authority depends on Minnesota law, certification, service licensure, medical direction, training and local protocol.

Fire Department medical responses

Dispatch criteria identify when a Fire Department response is assigned

FIRE RESPONSE

- Cardiac arrest
- Unconscious or unresponsive
- Difficulty breathing or chest pain
- Stroke
- Seizure
- Overdose
- Allergic reaction
- Choking
- Traumatic injury, head injury or burn
- Fall greater than 10 feet
- Entrapment, entanglement or grain bin
- Imminent childbirth
- Medical alarm
- Other medical call
- Suicide attempt
- Serious medical condition
- Diabetic emergency
- Lift assist

NO FIRE RESPONSE

General medical

Minor laceration or controlled bleeding, intoxication, passed out but now alert, frostbite, gastrointestinal concern or abdominal pain.

Weak, dizzy or unwell

The patient reports general discomfort without a specific illness or injury.

Primary service areas

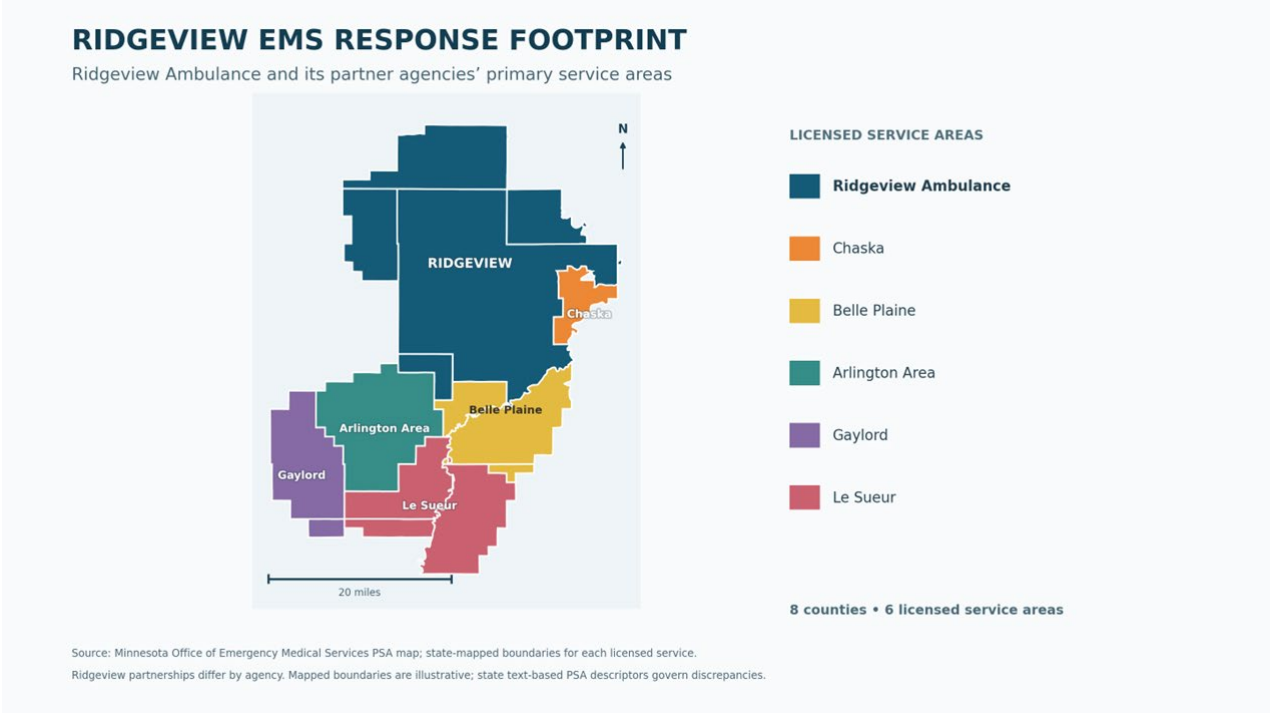
Geographic responsibility supports clear accountability and dependable coverage

WHAT A PRIMARY SERVICE AREA DOES

- Identifies the licensed ambulance provider for a defined geography
- Establishes expectations for ambulance availability and response planning
- Supports mutual aid when the primary resource is committed or unavailable

LOCAL APPLICATION

- Ridgeview serves as the ambulance partner for the applicable Chanhassen service area
- Chanhassen Fire provides local first response under established dispatch plans
- Neighboring resources assist through mutual aid and system coordination



Chanhassen Fire Department role

Local personnel provide the first link in the clinical response

CORE RESPONSIBILITIES

- Rapid local response from City fire resources
- Patient assessment and immediate care within certification level
- CPR, defibrillation, bleeding control, airway support and other time-sensitive interventions
- Scene access, lifting, extrication, traffic control and incident coordination
- Clear handoff to the transporting ambulance crew

LOCAL READINESS

People
Training
Equipment
Station coverage

1,022
EMS responses

628
nonresponses

Ridgeview Ambulance role

Ambulance resources extend care through transport and hospital transfer



PRIMARY AMBULANCE RESPONSIBILITIES

- Respond within the licensed service area
- Provide advanced clinical assessment and treatment
- Transport patients safely to an appropriate receiving facility
- Provide medical direction, quality review and continuing education
- Coordinate with partner agencies and receiving hospitals

OPERATIONAL INFORMATION FOR COUNCIL

- Where ambulances are posted or deployed
- How demand and unit availability affect coverage
- How mutual aid supports overlapping calls
- How hospital turnaround affects ambulance availability

1,650
EMS responses in 2025

9%
volume increase in 2026

15%
of transports from care facilities

How the agencies work together

Coordination occurs before, during and after an emergency call

Before the call	Joint protocols, training, equipment compatibility, dispatch planning and working relationships
During the call	Shared scene priorities, clear communication, coordinated patient care and efficient ambulance transfer
After the call	Documentation, quality improvement, case review when appropriate, restocking and return to service
During high demand	Mutual aid, resource movement, command coordination and clear communication about service impacts

Recruitment and retention

A stable workforce protects coverage, response capacity and clinical experience

SHARED PRESSURES

- Competition for EMTs, paramedics, firefighters and public safety staff
- Training time and certification requirements
- Schedule demands, fatigue and work-life expectations
- Loss of experienced staff and mentors when turnover increases

SERVICE IMPACT

- Open positions reduce scheduling flexibility
- Overtime and extra duty increase fatigue and cost
- New employees need time, supervision and field experience
- Turnover weakens continuity between partner agencies

Workforce stability affects every part of the response system.

EMS performance measures

A consistent set of measures explains demand and system capacity

EMS call volume	1,744 projected
Ambulance response time	10.09 min
Mutual aid provider	HCMC
Total service-area volume	17,935
Provider impression	16% trauma
Transport rate	74%
Care-facility transport volume	19.2%

Ridgeview service advancements

Leadership, capacity and critical-care improvements

LEADERSHIP AND CAPACITY

- 24/7 Duty Supervisor coverage provides continuous operational oversight and field support
- The expanded supervisor role supports critical-care transport, high-acuity calls and on-scene consultation
- Planned for 2027: an additional 12-hour daily ALS ambulance, tentatively in the Chaska PSA

CLINICAL CARE

- Implemented prehospital blood transfusion for severe hemorrhage and traumatic injury
- Expanded ventilator, invasive hemodynamic, IABP transport and medication capabilities
- Added RSI and surgical cricothyrotomy. Point-of-care ultrasound implementation is underway

ECPR MILESTONES

- Original Mobile ECMO-CPR participant. The program's first neurologically intact survivor was from Chaska
- Ridgeview reports Minnesota's first rural ECPR auto-launch program and a 60% neurologically intact survival rate
- Ridgeview reports the nation's first rural ECPR field cannulation program and first successful field cannulation

These advancements expand Ridgeview's ability to deliver critical care in the field and during transport.

Questions and discussion

Emergency Medical Services in Chanhassen

City Council Item

October 12, 2026

Item	Discuss MSA Funding for Pleasant View Road Rehabilitation Project	
File No.	ENG 26-03	**Item No:** A.2
Agenda Section	**5:30 P.M. - WORK SESSION**	
Prepared By	Charlie Howley, Director of Public Works/City Engineer	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION N/A	
Motion Type	N/A
Strategic Priority	Financial Sustainability

SUMMARY

Staff will give an overview of the funding for the upcoming Pleasant View Road Rehabilitation Project.

BACKGROUND

N/A

DISCUSSION

N/A

BUDGET

N/A

RECOMMENDATION

N/A

ATTACHMENTS

Presentation - Pleasant View Road Funding update

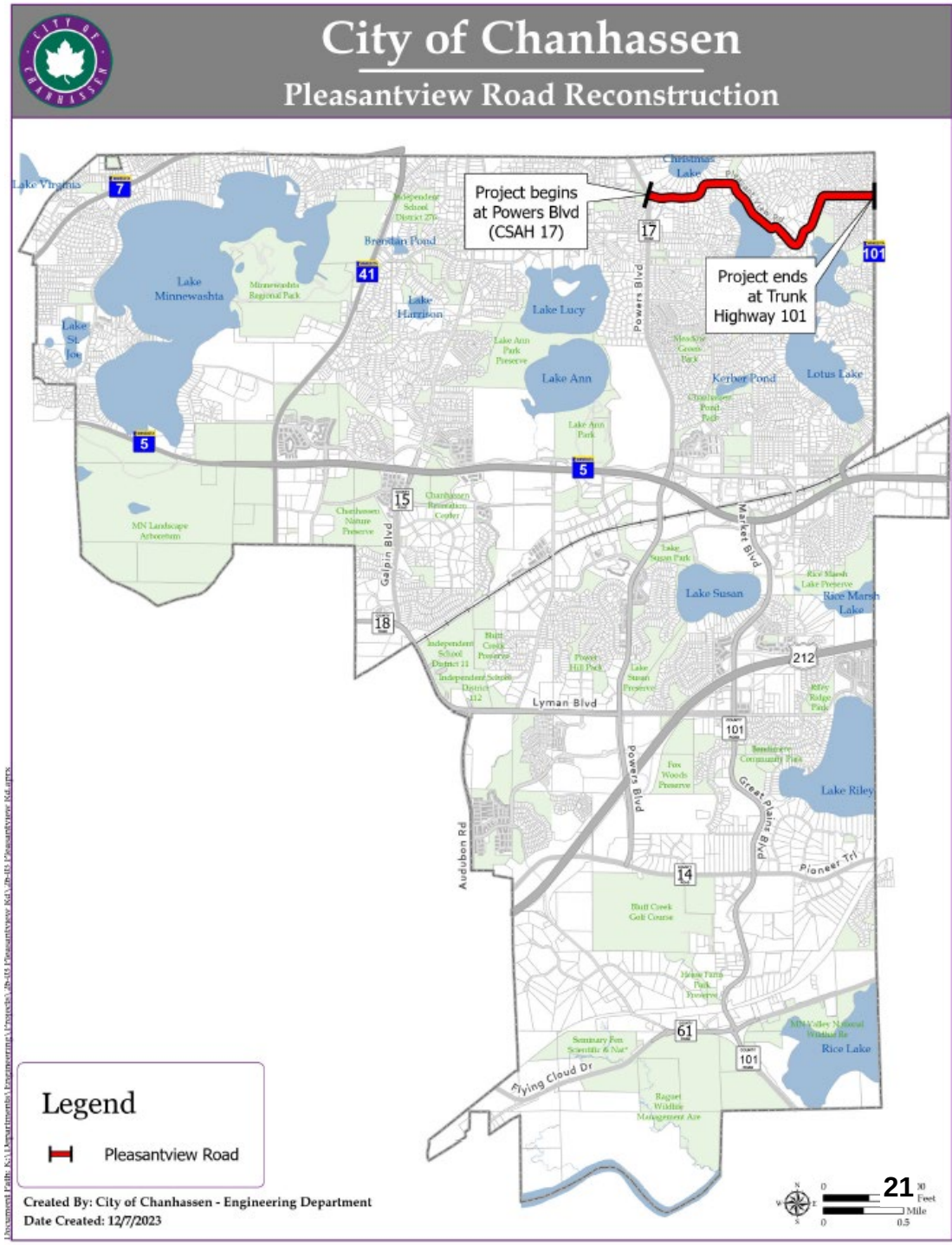
Pleasant View Road Rehabilitation Project

Funding Update

City Council Work Session
October 12, 2026

Project Overview

- 1.8 Miles of FDR street pavement rehabilitation
  - Existing pavement OCI in low 30’s
  - Not widening
  - Not adding trails or walks
  - Municipal State Aid designated street
- Spot sanitary sewer and water utility repairs
- Targeted stormwater management
- Safety improvements



Project Schedule

Step	Date
Order Improvements	August 10, 2026
Potential Council Work Session (MSA Funding)	***October 2026***
Final Design	Fall 2026
Bid	January 2027
Public Open House	February 2027
Assessment Hearing/Award Contract	February 22, 2027
Construction	May – October 2027



Project Cost Review

Stage	Total	Street (PMP)	Stormwater	Sanitary Sewer	Watermain
2026 CIP Budget	$8,000,000	**$6,800,000**	$400,000	$400,000	$400,000
Feasibility Study Estimate	$3,180,000	**$2,820,000**	$195,000	$110,000	$ 55,000
2027 CIP Budget DRAFT	$3,600,000	**$3,100,000**	$250,000	$150,000	$100,000

Notes:

- ~$3.7M in PMP savings from last year's CIP
- PMP is funded with revenue from Tax Levy, Franchise Fees, MSA, and Assessments

MSA Funding Implications

- City receives ~$1.6M annually in MSA funding
  - ~$1.15M of this is for Construction
  - ~$450k of this is for Maintenance

- Project was programmed in the 2026 CIP with $6.8M in Street costs:
  - $2.3M in MSA dollars
  - $4.5M in other PMP dollars

- Complexity and impacts of meeting MSA design standards or obtaining variances has created the need for a funding decision
  - Consider not utilizing MSA Construction $$ (Maintenance $$ could still be used)
  - Consider removing Pleasant View Road as an MSA route (1.8 miles could be designated elsewhere)
  - Consider modifying the scope of the project to align with MSA standards

Question for Consideration

Should the city remove Pleasant View Road from the MSA system
OR keep it designated as such?

- There is no urgency to answer this question
- Routine maintenance costs (sweeping, sealcoating, pothole patching, etc.) are covered by the General Fund (not the PMP Fund) regardless of designation
  - Traditionally assigned the MSA Maintenance money into construction projects
- The next potential street to consider adding as an MSA route is W 78th Street between TH 101 and Dell Road (0.8 miles)
- Pleasant View Road acts as a Collector and fits the MSA designation
- We currently have 0.3 miles available for future MSA designation

Recommendation

The reduction in project scope from a reconstruction to a rehabilitation has saved ~$3.7M in street costs and therefore covers the loss of the $2.3M in MSA funding

Keep the current project scope as is

Keep the MSA designation in the short term

City Council Item

October 12, 2026

Item	Future Work Session Schedule	
File No.		**Item No:** A.3
Agenda Section	**5:30 P.M. - WORK SESSION**	
Prepared By	Laurie Hokkanen, City Manager	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION N/A	
Motion Type	N/A
Strategic Priority	N/A

SUMMARY

October 26, 2026
- Presentation of Capital Fund Budgets and 2027-2031 CIP
- Fire Department Planning (4 of 5)

November 9, 2026
- Presentation of Preliminary 2027 Utility Fund Budgets and 2027-2031 Utility Fund CIP

November 23, 2026
- Final Review of Proposed 2027 Levy, Budgets, and CIP for all funds
- Fire Department Planning (5 of 5)

BACKGROUND

Staff or the City Council may suggest topics for work sessions. Dates are tentative until the meeting

agenda is published. Work sessions are typically held at 5:30 pm in conjunction with the regular City Council meeting, but may be scheduled for other times as needed. The public is invited and welcome to listen to the presentations and discussion, but public comment is not taken at work sessions.

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

City Council Item

October 12, 2026

Item	Southern Valley Alliance - Domestic Violence Awareness Month	
File No.		**Item No:** C.1
Agenda Section	**PUBLIC ANNOUNCEMENTS**	
Prepared By	Jenny Potter, City Clerk	
Reviewed By		

SUGGESTED ACTION

Brady Juell, SVA Board President

Motion Type	N/A
Strategic Priority	N/A

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

City Council Item

October 12, 2026

Item	Approve City Council Meeting Minutes dated September 28, 2026	
File No.		**Item No:** D.1
Agenda Section	**CONSENT AGENDA**	
Prepared By	Jenny Potter, City Clerk	
Reviewed By		

SUGGESTED ACTION "The Chanhassen City Council approves the City Council Meeting minutes dated September 28, 2026."	
Motion Type	Simple Majority Vote of members present
Strategic Priority	N/A

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

Staff recommends that the Chanhassen City Council approve the City Council Meeting minutes dated September 28, 2026.

ATTACHMENTS

City Council Meeting minutes dated September 28, 2026

CHANHASSEN CITY COUNCIL
REGULAR MEETING
MINUTES
SEPTEMBER 28, 2026

Mayor Ryan called the meeting to order at 7:00 p.m. The meeting was opened with the Pledge of Allegiance.

COUNCIL MEMBERS PRESENT: Mayor Ryan, Councilmember McDonald, Councilmember Schubert, and Councilmember Kimber

COUNCIL MEMBERS ABSENT: Councilmember von Oven

STAFF PRESENT: Laurie Hokkanen, City Manager; Matt Unmacht, Assistant City Manager; Charlie Howley, Public Works Director/City Engineer; Patrick Gavin, Communications; Manager; Jenny Potter, City Clerk

PUBLIC PRESENT:
Balakrishna Chintaginjala, 8982 Southwest Village Loop.
Judy Harder, 541 West 78th Street.

PUBLIC ANNOUNCEMENTS: None.

CONSENT AGENDA: Councilmember McDonald moved, Councilmember Kimber seconded that the City Council approve the following consent agenda items 1 through 14 pursuant to the City Manager's recommendations:

1. Approve City Council Meeting Minutes dated September 14, 2026

2. Approve City Council Work Session Minutes dated September 14, 2026

3. Receive Planning Commission Minutes dated July 7, 2026

4. Receive Environmental Commission Minutes dated July 8, 2026

5. Receive Park and Recreation Commission Special Work Session Minutes dated July 23, 2026

6. Receive Park and Recreation Commission Minutes dated July 28. 2026

7. Approve Claims Paid dated September 28, 2026

8. Consider Approval of GMP for the Chanhassen Community Center

9. Award Contract for Chanhassen Library Boiler Replacements

10. Award Contract for Well 7 and 13 Rehabilitation

11. Approve an Encroachment Agreement between the City of Chanhassen and the property owners at 3638 Agustin Trail (Lot 3, Block 1, and Outlot B, Boylan Shores, Common Interest Community Number 165)

12. Accept the resignation of City Manager Laurie Hokkanen

13. Request for Proposals for City Manager Executive Search Services

14. Ordinance 768: Amending Chapter 10 Liquor-Licensed Patio Seating, Temporary Expansion of Licensed Premises, and Code Numbering

All voted in favor, and the motion carried unanimously with a vote of 4 to 0.

VISITOR PRESENTATIONS.

1. Balakrishna Chintaginjala Citizen Action Request – Most-Favored-Nation Drug Pricing: What It Means for Chanhassen

Balakrishna Chintaginjala, 8982 Southwest Village Loop, reviewed the current usage of GLP-1 drugs in the United States. He discussed the different drug prices in the United States and provided examples of drug savings with TrumpRx.

Judy Harder, 541 West 78th Street, discussed the Learning Garden at the Chanhassen Elementary School. She discussed the Santa Vera Development and how they made a bald cut and wiped out the plants. She said a cottonwood that still survived was going to have a stormwater pond in its root zone. She reviewed the City Code and said that the post designating the property should not be squished. She said that the Comprehensive Plan discussed how nature defined Chanhassen, so she wanted to ensure that nature was protected.

PUBLIC HEARINGS.

1. Resolution 2026-70: Approve vacating portions of the drainage and utility easement dedicated within Lot 2, Block 1, Halla Great Plains Addition

Charlie Howley, City Engineer, reviewed the Halla Great Plains Addition. He noted that there was a planned house to be constructed at 9865 Raspberry Hill, which would require vacating a portion of the existing platted drainage and utility easement.

Mayor Ryan opened the public hearing. There were no public comments.

Mayor Ryan closed the public hearing.

Councilmember Schubert moved, Councilmember Kimber seconded that the Chanhassen City Council approves a resolution authorizing the partial vacation of the drainage and

utility easement dedicated within Lot 2, Block 1, of the Halla Great Plains Addition Plat. All voted in favor, and the motion carried unanimously with a vote of 4 to 0.

2. Resolution 2026-71: 2027 City Pavement Rehabilitation Project Improvement Hearing for City Project No. 27-01

Charlie Howley, Public Works Director/City Engineer, summarized the City Pavement Rehabilitation Project, which included approximately 3.4 miles of bituminous pavement rehabilitation within Tigua Lane, Chanhassen Estates, Bluff Creek Estates, and Lake Susan Hills. He stated that they were not approving the assessments tonight, but the final assessment amounts would be determined at the Assessment Hearing in the spring. He provided a preliminary assessment summary for the 548 properties to be assessed. He reviewed the public engagement effort for the project. He discussed the project schedule and reminded the City Council that they were not talking about specific design decisions tonight.

Mayor Ryan opened the public hearing. There were no public comments.

Mayor Ryan closed the public hearing.

Mr. Howley said that the next public venue for the project would be the open house.

Councilmember Kimber moved, Councilmember McDonald seconded that the Chanhassen City adopts a resolution accepting the feasibility study, ordering the improvements, and authorizing preparations of plans and specifications for the 2027 City Pavement Rehabilitation Project No. 27-01. All voted in favor, and the motion carried unanimously with a vote of 4 to 0.

GENERAL BUSINESS. None.

COUNCIL PRESENTATIONS. None.

ADMINISTRATIVE PRESENTATIONS. None.

CORRESPONDENCE DISCUSSION. None.

Councilmember Schubert moved, Councilmember McDonald seconded to adjourn the meeting. All voted in favor, and the motion carried unanimously with a vote of 4 to 0. The City Council meeting was adjourned at 7:29 p.m.

Submitted by Laurie Hokkanen
City Manager

Prepared by Jenny Potter
City Clerk

City Council Item

October 12, 2026

Item	Approve City Council Work Session Meeting Minutes dated September 28, 2026	
File No.		**Item No:** D.2
Agenda Section	**CONSENT AGENDA**	
Prepared By	Jenny Potter, City Clerk	
Reviewed By		

SUGGESTED ACTION

"The Chanhassen City Council approves the City Council Work Session Meeting minutes dated September 28, 2026."

Motion Type	Simple Majority Vote of members present
Strategic Priority	N/A

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

Staff recommends that the Chanhassen City Council approve the City Council Work Session Meeting

minutes dated September 28, 2026.

ATTACHMENTS

City Council Work Session Meeting minutes dated September 28, 2026

CHANHASSEN CITY COUNCIL
WORK SESSION
MINUTES
September 28, 2026

Mayor Ryan called the work session to order at 6:30 P.M.

COUNCIL MEMBERS PRESENT: Mayor Ryan, Councilmember McDonald, Councilmember Kimber, Councilmember Schubert

COUNCIL MEMBERS ABSENT: Councilmember von Oven

STAFF PRESENT: Laurie Hokkanen, City Manager; Matt Unmacht, Assistant City Manager; Charlie Howley, Public Works Director/City Engineer; Patrick Gavin, Communications Manager; Eric Maass, Community Development Director; Jenny Potter, City Clerk

PUBLIC PRESENT:

City Manager Transition Discussion

The Chanhassen City Council discussed plans Monday for a smooth transition following City Manager Laurie Hokkanen's resignation. Ms. Hokkanen, who returned to Chanhassen as city manager in 2021 after previously serving as assistant city manager, has accepted the city manager position with the City of Edina. Her final full-time day with Chanhassen will be Dec. 4. In her resignation letter, Ms. Hokkanen wrote "I leave Chanhassen with gratitude and pride" and that "Chanhassen is well-positioned for what comes next."

The City Council discussed the appointment of an interim city manager and the search for a permanent replacement. City leaders have been planning for the transition and have identified a preferred interim candidate with extensive city management and interim leadership experience. The interim manager would help maintain continuity, support city staff and ongoing projects and remain in place until a permanent city manager begins. The City Council is expected to consider an interim manager contract at its Oct. 12 meeting.

Under the proposed timeline, the interim manager would begin transition work during the week of November 30 and formally start Dec. 7. The city anticipates the interim manager remaining in the role until a permanent city manager is hired, currently expected in April or May.

The city is beginning a competitive process to select a professional search firm to assist with recruiting Chanhassen's next permanent city manager. The City Council will ultimately select both the search firm and the city's next permanent manager.

The transition is designed to provide continuity in city operations while giving the City Council time to conduct a thorough search for Chanhassen's next city manager.

Mayor Ryan adjourned the work session at 6:52 P.M.
Submitted by Laurie Hokkanen
City Manager

Prepared by Jenny Potter
City Clerk



City Council Item

October 12, 2026

Item	Receive Planning Commission Minutes dated September 15, 2026	
File No.		**Item No:** D.3
Agenda Section	**CONSENT AGENDA**	
Prepared By	Amy Weidman, Senior Admin Support Specialist	
Reviewed By		

SUGGESTED ACTION "The Chanhassen City Council receives the Planning Commission minutes dated September 15, 2026."	
Motion Type	Simple Majority Vote of members present
Strategic Priority	N/A

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

The City Council receives the Planning Commission minutes dated September 15, 2026.

ATTACHMENTS

Planning Commission minutes September 15, 2026

CHANHASSEN PLANNING COMMISSION
REGULAR MEETING
MINUTES
SEPTEMBER 15, 2026

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

MEMBERS PRESENT: Chair Eric Noyes, Jeremy Rosengren, Ryan Soller, Mike Olmstead, Dave Grover, and Katie Trevena.

MEMBERS ABSENT: Vice Chair Steve Jobe.

STAFF PRESENT: Rachel Arsenault, Planner II; and Eric Maass, Community Development Director.

PUBLIC PRESENT:

Carly MacGowan	845 Ponderosa Drive
Rick McKelvey	Hempel Real Estate
John Gilbert	1641 Jeurissen Lane
Bill Hamilton	1540 Avienda Lane
Valerie Agnew	9164 Mills Drive
Wendy Sullivan	9044 Mills Lane

PUBLIC HEARINGS:

1. CONSIDER A FRONT YARD SETBACK VARIANCE TO CONSTRUCT A DECK AT 6871 NEZ PERCE DRIVE

Rachel Arsenault, Planner II, reviewed the setback variance request for 6871 Nez Perce Drive. She stated that the proposed deck was to be placed 17 feet from the property line due to the angle of the house. She said it met the requirement on Nez Perce Drive but needed a variance request from Ponderosa Drive. It would be an 8-foot variance from the required setback. She summarized the variance criteria and said that the staff supported the request.

Commissioner Rosengren said that they were expanding the level of non-conformity. He asked what allowed the expanded non-conformity. Mrs. Arsenault answered that the lawful non-conformity was the front yard setback. The deck was a reasonable request, as the property owner did not construct the original house. The plight was not created by the landowner, and the request was reasonable.

Commissioner Rosengren said that they were moving the non-conformity from 18 feet to 17 feet. Community Development Director Eric Maass responded that the variance request allowed the Commission to consider the option.

Commissioner Rosengren clarified that this was not a variance on top of a variance. Mr. Maass explained that the lawful non-conforming clause would be applied to anything existing today. To expand lawful non-conformity requires a variance.

Chair Noyes said that, given the age of the property, it seemed like a reasonable request.

Chair Noyes opened the public hearing.

Carly MacGowan, 845 Ponderosa Drive, stated she had no issue with her neighbor building a deck. She thought it would look great.

Chair Noyes closed the public hearing.

Commissioner Trevena moved, Commissioner Grover seconded that the Chanhassen Board of Appeals and Adjustments approves the request for a front yard setback variance for the property located at 6871 Nez Perce Drive. All voted in favor and the motion carried with a vote of 6 to 0.

2. AVIENDA PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE AMENDMENT

Mr. Maass said that the purpose of today's hearing is to make a recommendation to City Council. It was a request to amend the Avienda PUD. He summarized the request and site context. The Commission's role is to review 11 requested amendments, hear public testimony, and recommend action to the City Council.

Mr. Maass provided an overview of the site and said that there were 11 amendment requests. The first requests were related to the commercial program and included an accessory fuel island to the grocery store, a sporting-goods or entertainment co-anchor up to 60,000 square feet, broadening the entertainment definition, and expanding the eastern stormwater pond. The land use amendment request included revising district boundaries. The land use proposed amendment includes allowing a vertical mixed-use building in District 1 with up to 200 apartment units and a minimum of 7,500 square feet of leasable commercial space in the northeast corner.

The site design and public realm amendments included a 15-foot Building D setback for internal green space and space for pedestrian connections. The developer would relocate some buffer plantings to the interior while meeting landscape expectations. The wayfinding requests included adjusting the signage to include 8 panels with 64 square feet. The staff did not support the request for a large off-premises Highway 212 Directory Sign.

Mr. Maass stated that they were at the PUD ordinance level, but they wanted to provide a good sense of what the future site plans would look like. He reviewed the Avienda PUD Central Entertainment and different renderings of the site plan. He stated that the staff supported most requests, excluding the 30-foot off-premises sign. He invited the applicant to come up and provide information.

Rick McKelvey, Hempel Real Estate, said that the Avienda project had been in the works for a long time. He said it was a neat project for the city, and they have put a lot of work into it. They hoped that the community had seen a difference in management in the last two months since Hempel Real Estate began to partner with Level 7 Development. They held a community meeting recently, and he received a round of applause, which showed that the community is ready for the development. They are looking at a grocery-anchored shopping center, which is hard to create. They were trying to see how they could make the project happen today, so they were seeking to secure a lease with Coborn's. He said that the grocery traffic was dependable, so stores liked to be a part of this traffic generation. He stated that the building depths were sized to tenants, so they are confident in filling the shopping center with viable uses.

There are three items in the PUD amendment requests that are critical to the project moving forward, including the fuel station. They need to design things to be cost-effective so that the rents are viable. The stormwater ponding was another needed amendment, as the Riley Creek Watershed regulations are very intense. The final necessary item was signage, because the public needs to know the retail tenants located in the Planned Unit Development. He thought that the sign requested in the southeast corner is necessary for the community, since otherwise people would not know the retail spaces were there. They would seek city approval for the designs of the signs, and they wanted them to look classy and modern. The applicant felt confident delivering a great product to the city.

Commissioner Rosengren asked about the water feature and whether it would have an additional feature, such as fishing or skating. Mr. McKelvey answered that it was a stormwater pond, so the levels would bounce. This would raise concerns about the stability of an ice sheet. They did not have any other intended uses currently.

Commissioner Olmstead asked how the 768 units were arrived at. Mr. Maass answered that it was based on the townhomes and rowhomes and presumed apartment buildings.

Commissioner Olmstead questioned if the missing 204 units were always going to be senior units, or if there was flexibility. Mr. Maass responded that at least one of the units was anticipated to be for senior living.

Commissioner Olmstead asked if the 410 housing units being built with the Avienda Apartments project currently under construction would fill in five years. Mr. Maass answered that it was unknown if there would be demand, but in the event another commercial anchor can't be secured and there is demand, they are asking for it to be put in the ordinance.

Commissioner Olmstead clarified that they were giving the developer flexibility. He asked if Coborn's would be built by itself. Mr. Maass said that the staff understanding was for a preliminary plat and site plan to be submitted for the Coborn's project, and any additional building construction timing would be based on market demand.

Mr. McKelvey answered that they were going to submit a site plan in 2027. It was a scenario that Coborn's could be built stand-alone, but they intended to build two smaller boxes to the east and west to build the anchor retail space.

Commissioner Olmstead asked about underground parking if there would be an apartment.

Mr. Maass said that the apartment was currently drafted as a conditional use and that such a condition could be placed on that aspect if developed in the future.

Commissioner Rosengren asked for clarification about where the apartment building flexibility would be added. Mr. Maass answered that it was intended to be in the northwest corner of District 1, but they did not have any drawings to that effect.

Chair Noyes opened the public hearing.

John Gilbert, 1641 Jeurissen Lane, said he was okay with the fuel island. He asked if the stormwater pond was considered entertainment or a nice place to look at. Entertainment was described as walkways and bike paths. He did not know if the gathering areas would be private. He asked if they could take some recommendations out and give them to them later down the road. He discussed the hotel numbers, which were included in the housing. He was watching the housing morph again, and they added additional homes. He said that they had to be careful how flexibility could morph into something else that would be less beneficial for more people. He asked if the stormwater pond plan would solve the issue, or if they would kick water back to the city. He requested that the decision not be short-sighted.

Bill Hamilton, 1540 Avienda Lane, said that they invested heavily in Avienda. He requested that there be a lateral berm with landscaping. He thought that the whole essence of the pond was to provide walkability. The berm would provide some privacy so that you were not just looking at a parking lot. He thought that Coburn's would be a good fit for the development.

Valerie Agnew, 9164 Mills Drive, said that it was not shared that the northeast corner would potentially become apartments. The community was concerned, and there was a lot of discussion about retail use. It would take away from the attraction if they put in more apartments rather than retail space.

Wendy Sullivan, 9044 Mills Lane, said she was concerned since there was no green space, which she was looking forward to. She asked whether adding more apartments would require more stormwater retention. She was concerned about the northwest corner because it was supposed to be a bank but now was to be more housing.

Chair Noyes closed the public hearing.

Commissioner Trevena clarified what they were approving tonight. She asked if they were approving individual site plans. She wanted to make sure they were mindful of pedestrian access throughout the planned unit development. Mr. Maass answered that they were approving the zoning ordinance and setting up the rules for future development and not individual site plans.

The planned unit development considered the public realm, which includes restaurants, sidewalks, and more, to set the stage for future development and future site plan approvals. He

said that the planned unit development had a concept for future development. The staff report outlined several adjustments to the plan, like adding the trail to the north side of Lyman Boulevard. The planned unit development did not allow residential use within the proposed district near the community center.

Commissioner Trevena said that the applicant would retain more flexibility if the retail concept did not move forward. She asked about the benefit of approving the residential option now instead of in the future. Mr. Maass answered that they were asking for feedback and that part of the request was received with the application. He said that the proposed apartment in District 1 was different than the current apartment that was being constructed. He said that there was flexibility and opportunity, but they did not need to approve the request at this time.

Commissioner Trevena asked who would maintain the stormwater pond. Mr. Maass responded that it is to be privately maintained. He said that the stormwater ponds are set up as regional stormwater ponds, which was appropriate for a development like Avienda.

Commissioner Soller asked about the residential units. He said that the 7,500 square feet of commercial space had to be there first, and the apartments had to be above it. Mr. Maass confirmed this information. He said that the second large box was 60,000 square feet of retail space. He noted that the 60,000-square-foot roof would be impervious, and they did not anticipate the apartment project creating additional stormwater.

Commissioner Soller confirmed that the junior boxes were 1,200 square feet. He was trying to understand what the footprint would be, and it seemed smaller than what they were looking at. He asked if the parking requirements were already carved out in the planned unit development, or if they followed the standard parking requirements. Mr. Maass answered that the planned unit called out the city's parking standards but allowed for flexibility based on the complementary uses for the site.

Commissioner Soller said that the cap of the whole planned unit development for housing is 768 units, and the current number approved to be built is 504 units. He asked if this was designed with the firm cap of 768 units in mind. He said that residents often voice concerns about traffic. Mr. Maass answered that the intent of the cap is based on the ordinance. The 504 units are already approved for construction. The drafted planned unit development would reduce the cap from 768 to 704. The northwest corner of District 1 is anticipated to be a bank.

Commissioner Soller said that there are no other places in the development to build residential units. Mr. Maass confirmed it was the only other place currently offered as potentially being developed with a residential component in the future.

Chair Noyes said that there is less retail shown than he anticipated. He wanted to be cautious, as it seemed to be leaning less toward a balance between retail and housing. He thought it would change the dynamic.

Commissioner Grover asked about the sign on Highway 212, since it does not look like a billboard. He was sympathetic to the developer, as brick-and-mortar is struggling. He was

interested in the rationale for not supporting the proposal. Mr. Maass said that they do not allow for off-premises signs. The staff are not opposed to the option and would take direction from the Planning Commission if they thought it should be included.

Chair Noyes said that they need to not be shortsighted about signage as it relates to the community center. He suggested thinking of a strategy for the two developments that are right next to each other.

Commissioner Soller asked if the signage fell within the boundary of the planned unit development. Mr. Maass answered that it was not specifically planned out, but it would be as far southeast as possible. They did not have the exact survey for the location.

Commissioner Soller asked if it would be two-sided and visible to traffic on Highway 212. Mr. Maass responded that they did not have a conceptual image of what the sign would look like. The ordinance would call for uniformity in the signage, so he thought it would look similar to the directory tenant panels.

Commissioner Soller said that they want people who did not live in Chanhassen to come into the development and utilize the retail. They don't want billboards lining Highway 212, but he asked if they could do additional research or receive additional information on other suburbs that already have developments like Avienda. He thought other developments might have signage. They did not want it to be billboard-like.

Mr. Maass responded that the applicant was proposing a sign with 8 tenant panels on the directory sign. That would set up the framework for the size of the sign, and the aesthetics would be based on the rest of the signage in the development. The specific information could be handled in the site plan approval.

Commissioner Soller asked what degree of latitude the city has in mandating the materials. Mr. Maass answered that it was based on the standards outlined in the planned unit development ordinance.

Commissioner Soller said it was not in the proposed red lines, as the staff did not recommend a sign amendment. Mr. Maass answered that the staff could add the information back into the plan.

Commissioner Rosengren said that they would consider if there was a way to better advertise the new development and draw people in. He was not in favor of recommending approval of something that the staff does not support.

Commissioner Trevena suggested further exploration of the topic. She was surprised at how much they were shifting away from retail, but there were ten or eleven potential retail spaces in addition to the grocery store and the bank. She did not think it was skewing toward residential.

Mr. Maass said that the applicant would like to address the Planning Commission.

The applicant said that the proposed plan reflected 220,000 square feet of retail, so even if they reduced Building C from 60,000 square feet to 7,500 square feet, it would still exceed the current retail in the planned unit development. He said that the apartment building in the center had two more years of construction and another year of leasing. They were talking about that corner being a mixed-use residential building in three to four years down the road if that lot was vacant. They would not build another apartment building if they had not leased the existing apartments.

Chair Noyes said he would hope that they were looking for a 60,000 square foot retailer in the northeast corner. He asked about the number one priority toward the development of the corner. The applicant answered that they wanted it to be a retail aspect, but they wanted to future-proof it in case that ideal use did not materialize. He thought an apartment building was speculative that they could control, and they could build it with a 7,500-square-foot commercial space. It was more critical to have the sign and visibility on Highway 212, as every retail tenant that they spoke to would ask about signage.

Commissioner Trevena said she works in real estate. She said that Avienda had been on the radar for many retail options. She said retail users want to be attracted to the market, and the signage was a question that was brought up.

Commissioner Rosengren asked for more research to be completed about the signage. He did not think the Planning Commission was the right time to decide the signage. He wanted to reconsider the request once they had additional information. Mr. Maass said it would be helpful for the staff to know what information would be helpful to know.

Commissioner Rosengren said that they were being told that the signage is critical for attracting commercial tenants to the project. The code does not allow for the sign, so how would they rationalize that approval. He wanted to know how they could adjust the code without being strong-armed by one planned unit development.

Commissioner Grover suggested a rendering showing the view from Highway 212 with a proposed sign and what you can see of the development from Highway 212 would help make the decision. He thought it would be helpful to advertise the grocery store and restaurants that are available in Avienda.

Chair Noyes said that there was another development coming in right next to it, so they had to consider the signage for both options. They needed to think about what would be expandable and cover the needs of the other development.

Mr. Maass said that the planned unit development allowed the city to deviate from the City Code. They could write the rules for how the signage would be regulated in Avienda. He stated that the 30-foot height was something proposed by the applicant, but they did not have information about the proposed height. He stated that they could do additional engineering around the sign, since he was not hearing strict opposition to the sign.

Commissioner Rosengren said he would vote against the sign if he had to vote for or against it tonight. He was not opposed to the sign, but he needs more information.

Commissioner Olmstead asked if they approve of the recommendations tonight, whether or not the City Council would know that the Commission has misgivings about the rejection of the sign. Mr. Maass answered that the Planning Commission minutes are taken and included in the packet, and the City Council would receive a summary of the discussion. The information would be relayed to the City Council. He said that they could gather additional information from the applicant to provide to the City Council for their meeting.

Chair Noyes discussed the walkability. He said that when they have between 500 and 700 units, there would be a lot of people walking around. He wants to make sure that what you see while walking makes sense. It doesn't make sense to look into a parking lot. He thought that there are thoughtful processes that needed to be considered when thinking about how it would tie into neighborhoods to the west and the Community Center.

Commissioner Rosengren said that the 200 units were not a critical ask from the developer, and they would not even be considered for another three to four years. He asked whether there was a reason it needs to be included in today's requests. Commissioner Rosengren suggested tabling that item until they know how the development progresses.

Mr. Maass answered that the city was not required to approve any aspect of the request. The applicant wants some semblance of authorization for a backup plan. It would be allowed as a conditional use, but the preliminary plat, site plan, and conditional use permit would still have to be approved by the city. It is not often that a conditional use permit would be denied, but it is possible.

Commissioner Rosengren asked if there was any reason to pass the amendment today rather than in the future when it becomes clearer if the applicant needs to go in a different direction than planned. Mr. Maass answered that it was a policy decision by the city. He said that the Planning Commission was a recommending body and the City Council was the acting body for such a policy. The staff were looking to the policymakers for direction. They were trying to understand if they were comfortable including it today or if they would like to see it in a future planned unit development amendment.

Commissioner Soller asked why the staff included it in the amendment request now. Mr. Maass answered that it was not the staff's position, but the developer's request. It had not been previously discussed in City Council work sessions. The staff's position is to provide data and information, such as the current ordinance, and provide the information to the policymakers for a recommendation.

Commissioner Soller said it was written into the redlined ordinance, so if they adopted the ordinance as it was written in the packet, it would include the option. Mr. Maass answered that it was included so the Planning Commission could see how it would be listed if approved. The staff specifically listed it as a conditional use in the district rather than a permitted use.

Chair Noyes asked if there was a reasonable date that could be identified that would say that the applicant made all reasonable efforts to find a commercial tenant for the 60,000 square feet space

and after that time, the 7,500 square foot and 200-unit apartment was an option. He believes the number one priority should be to find retail. He thought that they were giving them a license to say they made an effort and move to residential. He did not want them to give up on the dream too early in the process.

Mr. Maass answered that they could put a timeline for such a use. The city would have the authority to place a timeline on it, but he would have to ask the attorney for more information. They have the condition to build a sit-down restaurant by the central pond before they seek approval to build an accessory drive-through or fast casual. This was one example of a phasing requirement. The city attorney does not take issue with this option. They would look to the Planning Commission for a date, but the term reasonable was difficult.

Chair Noyes said that his feedback to the City Council would be to figure out a date with a trigger point that would allow for a change in strategy in the northeast corner.

Commissioner Rosengren believes the Commission should table that portion of the amendment for future discussion.

Commissioner Soller asked if they could do a map of District 1. He said that the ordinance did not specifically dictate where in District 1 it would go, but it likely fit in the northeast corner. The policy decision they were making today did not specify where it would go. He asked if there was flexibility in the design where it was not mutually exclusive and they both fit. He asked if it was either/or for the 60,000-square-foot retail or the mixed-use space, or another option in the future.

Mr. Maass clarified that it is drafted to be in the northeast corner of District 1. An apartment could not pop up in the southwest corner. If it is not drafted that way, it could be in terms of the specific location and impact on the site plan.

Commissioner Soller asked if it was addressed somewhere else. He said it doesn't specify the northeast corner on page six. Mr. Maass answered that it was noted, and if it was something that a majority of the Planning Commission was in favor of including to restrict it geographically, they could give direction to the staff to amend the option.

Commissioner Soller asked if the space limited it to one option because of parking, or if there is a version where multiple options could be put into the plan. The applicant answered that the only location that they would consider a mixed-use residential development is in the northeast corner. It was the largest unknown use.

Commissioner Soller asked if the ship sails on one and they go in the direction of the mixed-use residential, this site could not have retail in the future. He asked if retail was an option at a smaller square footage. The applicant answered that there would be no more room for any use in the quadrant if they built the mixed-use option.

Commissioner Soller wants to understand the reality of the site. The site is better off in the flexible hands of the development team, and with fewer regulatory hands they had to be under in

the next five years. Both options fall under the concept and the vision for what they are trying to achieve at this location. He thought that Plan A holds a greater incentive to the development team. He did not think they had to hold back.

Commissioner Rosengren said he disagreed with that statement. He thought that by making the decision now, the city would cede any control over what would happen to the development. They were taking the word that their interests were aligned. He did not think they were being forced to make the decision right now. He suggested tabling the amendment to some time down the road when it is clearer how the development is being used. He did not think it made sense to make the decision today, as the city would lose the option to have an opinion down the road.

The applicant said that there is already a sign intended for the location. He said that there is a large Avienda sign. He liked the idea of a shared sign for the community center and the Avienda development. He put together a rough drawing for Mr. Maass a few weeks ago. He said that the site was unique, but it was not visible from the primary roadway alongside the site. He did not know of any other grocery store that was either not visible from the road or had a sign. It would be a concern for potential retailers. He provided an example of the Central Park Commons in Eagan that has an extraordinary amount of signage, including one sign at the main intersection listing all the major tenants in the building. It is an important sign.

Chair Noyes asked for help understanding where the private enterprise ends and the public use begins related to the public space, such as whether the tables could be used by people. He said he noticed there were a couple of different colors of the concrete. He wanted to know what the public and private space was like. Mr. Maass answered that there were a few fenced patio spaces, which would be the private patio seating areas. The unfenced seating areas are largely public. The staff's intention is for the space to be for people to come and spend time. They hoped that people would shop at the businesses but also come and enjoy the gathering space.

Commissioner Olmstead said that they were not giving up any leverage if something changes. The mixed-use facility would have to go before the Planning Commission again since it is a conditional use. It would give the flexibility to the developer in the future and the Planning Commission the final say in the future.

Chair Noyes said he would like to see one more gate they would have to go through, such as timing or how they show effort. He would like to see the focus on retail for some point in time. It was a much easier and more controllable process for the housing units. He is assuming that the other apartments would be leased, but he would like that to happen eventually after they went through the process of putting a cool retail feature in the place.

Commissioner Soller asked if it was a deal breaker for members of the commission, and it did not feel like a hill that he wanted to stand on. The developer could wait them out. It would not matter if they passed it tonight. The developer could return to the Planning Commission. He liked to give deference to future planning so it would keep moving forward, but he was wary of regulatory overhead at this point. He often hears about the need to keep the project moving. The project was high-quality. He asked if they would like to make it a formal proposal.

Chair Noyes asked if they could pull up the eleven points, see what they would have a split vote on, and talk them out.

Mr. Maass pulled up the eleven amendment points. He said that the first request regards allowing a grocery fuel island as an accessory use of the grocery store, which would include four double-sided fuel pumps.

Commissioner Soller said it seemed different than a gas station. He asked about electric charging stations and if they needed to be considered a separate element or were put under the umbrella of a gas station. Mr. Maass answered that the difference between an EV Charger and gas pumps is the real estate they require. If a future tenant wanted to put in EV stalls, they could propose that in their site plan. It did not need to be considered as a policy decision at the current stage, but if the city wants to take the position that they need to have a set amount of EV chargers, they could put that in the requirements. He would not recommend a required set number of EV chargers.

Mr. Maass said that the second amendment was the second primary regional stormwater pond and to increase the size of the eastern pond.

Chair Noyes clarified that the ponds were a math issue and how much volume they needed from a stormwater perspective. Mr. Maass confirmed this and said it was not just a pond but also had the amenities around it.

Mr. Maass said that amendment number three adjusts the definition of entertainment to read as amusement, recreation, hospitality, food service, and outdoor public gallery space. It also removes car wash from Section B design standards and as a permitted use in Section C.

Chair Noyes said that there were no issues with that option.

Mr. Maass stated that amendment number four amends the retail sale standard to add a sporting goods store or entertainment use up to 60,000 square feet of any single store.

Chair Noyes said it did not bring the housing part into it, so that amendment is good.

Mr. Maass said that amendment five gets into the potential use of the mixed-use in District 1, with no more than 200 dwelling units and no less than 7,500 square feet that would be leasable and open to the public and would be allowed as a conditional use.

Commissioner Trevena agreed with Commissioner Soller and Commissioner Olmstead to let the market dictate it, knowing that they had potential future backstops.

Chair Noyes noted the potential differences.

Mr. Maass said that request number six aligns with number five, to read as apartment buildings with mixed-use buildings. They would not like number six to move forward if number five does not go forward since they were linked.

He stated that amendment number seven allows for the wayfinding signs to allow for up to eight tenant panels with a maximum combined tenant panel of 64 square feet.

Chair Noyes clarified that no one had issues with this option.

Mr. Maass reviewed proposed amendment eight, which would allow for a large, off-premises directory sign to be visible from Highway 212.

Chair Noyes said that they agreed that something should happen, but they needed a strategic approach with the development coming from the community center. He said that the Planning Commission would need more information.

Commissioner Rosengren clarified that the city staff were not in agreement with that option. Mr. Maass responded that they were not, but they would take direction from the policymakers, and they would not lose any sleep over such a direction.

Commissioner Soller asked if it was currently in the red-line change. Mr. Maass answered that they could fine-tune that draft motion based on the discussion.

Commissioner Soller asked how challenging it would be to bring the option up as its own ordinance amendment and how challenging that process would be. He wants to solve it as quickly as possible if it hampers tenants. Mr. Maass said that it seemed there was support for the sign, and he would recommend directing the city staff to work with the applicant before going to the City Council.

Mr. Maass said that it was a singular land use application, so he would recommend a singular motion and vote. If there was a split recommendation by the Planning Commission on the request, it would be a split vote on the amendments themselves.

Chair Noyes wants to make sure that his position is directed to the City Council so that when they reviewed the information, they would understand that they had mixed thoughts on the items. Mr. Maass responded that the Planning Commission's discussion on the mixed-use apartment and the sign with visibility to Highway 212 could be a condition of the staff report. They could recommend approval with the conditions outlined in the staff report, as well as additional renderings or information specific to the off-premises directory sign and fill in the blanks of the mixed-use development. That would capture the general concern with the discussion.

Chair Noyes clarified that Mr. Maass could help draft the motion.

Mr. Maass said that amendment number nine reduces the setback to 15 feet, which would give more breathing room for sidewalks and landscaping, and shared that staff supports that item.

The amendment number ten relates to the required buffering and landscaping along Lyman and Powers Boulevard. The calculations would be the same, but they could relocate some of the plantings in the center of the development to benefit the residents and protect the views to Powers and Lyman.

The eleventh and final amendment authorizes shared parking within the development.

Mr. Maass summarized that there was general agreement for numbers 1, 2, 3, 4, 7, 9, 10, and 11. There was additional discussion and concern on amendments 5, 6, and 8.

Commissioner Soller asked if everyone agreed that something should happen for the large off premise directory sign, but they had not determined what. They were down to items 5 and 6.

Commissioner Rosengren said he did not want to vote in favor of amendments 5 and 6. It was not that he did not support the idea by the applicant, but that it is being requested prematurely. He leaned in that direction to provide flexibility, but it was not a requirement or urgent. It did not need to happen for everyone to feel good about the option. He said given that statement, he wanted to wait until they had more information in front of them to make a better decision about the proposal.

Chair Noyes asked for Mr. Maass' guidance on the mechanics. He asked if not voting on it was the same as voting no on the entire item. Mr. Maass answered that an item within the request could be pulled out and not acted upon. It was a part of the land use application, which they are statutorily required to act upon within 60 or 120 days. If the Planning Commission doesn't want to act on the decision, they could either provide no recommendation, a recommendation of denial, or a split recommendation of approval and denial. The City Council needs to act on the portion of the land use application within that timeline. He worked on the draft motion and displayed the option to the Planning Commission.

Chair Noyes asked if the conditions stated by the Planning Commission would be accurate. Mr. Maass said he has a clear understanding of number 8 for the signage and what the Planning Commission wanted, but there was a mixture of opinions for amendment numbers 5 and 6. He thought it was included, but whether it should be a conditional use or permitted use, and the timing of when it would have to be constructed. He would like more specific feedback, which would be captured as the conditions outlined by the Planning Commission.

Commissioner Soller said that it seems the best option to pass on to the City Council is a split-motion. He wants to get it passed as a recommendation from the Planning Commission.

Chair Noyes said it is important to get information to the City Council about what they agreed with, that they needed more information on number 8, and that there was disagreement on numbers 5 and 6. He did not want to have a split vote, as it sends the wrong message.

Commissioner Grover asked if the concern was the timing. Chair Noyes said that he wanted to go through a set period to work through the process.

Commissioner Grover clarified that anything like a timeline would have to go to the attorney. Mr. Maass confirmed this information and said that a tool the Planning Commission could choose to recommend approval for items 1 through 4 and 7 through 11 and direct staff to carry forward the ideas generated this evening on items 5 and 6.

Chair Noyes said that they were in general agreement on number 8, but more information is needed. He asked how the Planning Commission felt about the word-smithed motion.

Mr. Maass said that the recommendation would move forward at the October 12 City Council meeting.

Commissioner Rosengren moved, Commissioner Trevena seconded that the Chanhassen Board of Appeals and Adjustments 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, and conditions stated by the Planning Commission with respect to Request Number 8 for signage, but does not provide a formal recommendation for Requests 5 and 6 for mixed-use apartment and directs staff to summarize the Planning Commission's discussion for City Council's consideration. All voted in favor and the motion carried with a vote of 6 to 0.

APPROVAL OF MINUTES:

1. APPROVAL OF PLANNING COMMISSION MINUTES DATED JULY 7, 2026

Commissioner Grover moved, Commissioner Olmstead seconded to approve the Chanhassen Planning Commission summary minutes dated July 7, 2026, as presented. All voted in favor, and the motion carried unanimously with a vote of 6 to 0.

CITY COUNCIL ACTION UPDATE:

Eric Maass highlighted the new City Center Park, which is now open for use. They were waiting for a final state electrical inspection for the splash pad. Projects continued at the Harlow and the Bennett, with Harlow anticipating leasing late this year or early 2027. A vast majority of the Harlow exterior materials have been constructed. It was exciting to see these two items move forward. June 15, 2027 is the target date to open the first of two phases for the Avienda Apartments project. They had the formal groundbreaking for the Chanhassen Community Center at Avienda, and they are excited to get the project underway. They had several community engagement events, and there is a survey available for community members to help mold the Comprehensive Plan.

ADJOURNMENT:

Commissioner Trevena moved, Commissioner Soller seconded to adjourn the meeting. All voted in favor and the motion carried with a vote of 6 to 0. The Planning Commission meeting was adjourned at 8:19 p.m.

Submitted by Eric Maass
Community Development Director

City Council Item

October 12, 2026

Item	Approve Claims Paid dated October 12, 2026	
File No.		**Item No:** D.4
Agenda Section	**CONSENT AGENDA**	
Prepared By	Danielle Washburn, Assistant Finance Director	
Reviewed By	Kelly Grinnell	

SUGGESTED ACTION "The Chanhassen City Council Approves Claims Paid dated October 12, 2026."	
Motion Type	Simple Majority Vote of members present
Strategic Priority	Financial Sustainability

SUMMARY

BACKGROUND

DISCUSSION

The following claims are submitted for review and approval on October 12, 2026:

Total Claims $3,070,654.05

BUDGET

RECOMMENDATION

ATTACHMENTS

Payment Summary

Payment Detail

Accounts Payable

Checks by Date - Summary

Vendor Name	Check Date	Void Checks	Check Amount
ANDREA WICKLUND	09/23/2026	0.00	4,569.75
CENTERPOINT ENERGY MINNEGASCO	09/23/2026	0.00	2,953.95
CenturyLink	09/23/2026	0.00	65.41
MINNESOTA RURAL WATER ASSN	09/23/2026	0.00	150.00
VERIZON WIRELESS	09/23/2026	0.00	190.20
XCEL ENERGY INC	09/23/2026	0.00	13,592.18
24 Seven Events & Marketing Inc	09/24/2026	0.00	2,500.00
3RD LAIR SKATEPARK	09/24/2026	0.00	510.00
Advanced Engineering & Environmental Services, LLC	09/24/2026	0.00	441.00
CAMPBELL KNUTSON	09/24/2026	0.00	17,882.40
Carver County	09/24/2026	0.00	7,355.00
Cozen O'Connor	09/24/2026	0.00	1,949.50
Dan Pierce	09/24/2026	0.00	216.00
Earl F Andersen Inc	09/24/2026	0.00	13,704.70
ECM PUBLISHERS INC	09/24/2026	0.00	82.00
GONYEA HOMES	09/24/2026	0.00	2,500.00
GYM WORKS INC	09/24/2026	0.00	576.50
HAWKINS CHEMICAL	09/24/2026	0.00	6,066.78
Health Strategies	09/24/2026	0.00	6,452.00
Holton Electric Contractors LLC	09/24/2026	0.00	642.16
Jeff Nourse	09/24/2026	0.00	2,180.00
KIMLEY HORN AND ASSOCIATES INC	09/24/2026	0.00	48,849.97
LEAGUE OF MN CITIES INS TRUST	09/24/2026	0.00	66,419.00
Nuss Truck & Equipment	09/24/2026	0.00	188,462.96
P & L AUTOMOTIVE	09/24/2026	0.00	2,932.06
Patricia Besser	09/24/2026	0.00	4,036.00
Pioneer Athletics	09/24/2026	0.00	2,401.26
Premium Waters, Inc	09/24/2026	0.00	22.87
Scott Steinkamp	09/24/2026	0.00	1,397.00
SHERWIN WILLIAMS	09/24/2026	0.00	377.56
SM HENTGES & SONS	09/24/2026	0.00	4,463.80
Sophia Martin	09/24/2026	0.00	140.00
SPS Works	09/24/2026	0.00	102.04
VIKING ELECTRIC SUPPLY	09/24/2026	0.00	55.80
Water Conservation Services, Inc.	09/24/2026	0.00	693.48
WM MUELLER & SONS INC	09/24/2026	0.00	264.68
CCP NI MASTER TENANT 4 LLC	09/30/2026	0.00	7,874.07
MN DEPT OF HEALTH	09/30/2026	0.00	32.00
MN VALLEY ELECTRIC COOP	09/30/2026	0.00	8,105.03
Nokomis Energy, LLC	09/30/2026	0.00	8,578.87
Potentia MN Solar	09/30/2026	0.00	9,521.95
Thomas Retka	09/30/2026	0.00	450.00
VERIZON WIRELESS	09/30/2026	0.00	4,041.02
XCEL ENERGY INC	09/30/2026	0.00	45,161.77

Vendor Name	Check Date	Void Checks	Check Amount
Adam Loken	10/01/2026	0.00	1,300.00
Ador LLC	10/01/2026	0.00	3,650.00
All Seasons Building Co.	10/01/2026	0.00	500.00
Alliance Builders	10/01/2026	0.00	5,500.00
American Family Life Assurance Company of Columbus	10/01/2026	0.00	85.02
AMERICAN TIRE DISTRIBUTORS INC	10/01/2026	0.00	491.20
ARAMARK Refreshment Services, LLC	10/01/2026	0.00	413.54
Arbor Haus LLC	10/01/2026	0.00	1,000.00
Armitage Homes LLC	10/01/2026	0.00	1,500.00
ARTCRAFT HOMES INC	10/01/2026	0.00	2,600.00
ASPEN MILLS	10/01/2026	0.00	213.17
Atlantis Pools	10/01/2026	0.00	3,500.00
Barr Engineering Company	10/01/2026	0.00	3,980.00
Blakeborough Hardscapes LLC	10/01/2026	0.00	500.00
BRAUN INTERTEC CORPORATION	10/01/2026	0.00	5,403.00
BROADWAY AWARDS	10/01/2026	0.00	24.57
Castle Gate Construction	10/01/2026	0.00	30,200.00
Chanhassen Residential Development Partners	10/01/2026	0.00	34,390.00
Cintas Corporation No. 2	10/01/2026	0.00	185.89
CITY OF EDEN PRAIRIE	10/01/2026	0.00	4,000.00
Colonial Life & Accident Insurance Co	10/01/2026	0.00	91.26
Colson Custom Homes	10/01/2026	0.00	8,900.00
Commercial Recreation Specialists Inc	10/01/2026	0.00	67,950.00
COMPUTER INTEGRATION TECHN.	10/01/2026	0.00	523.20
Custom One Homes Inc	10/01/2026	0.00	500.00
Dan Sheldon	10/01/2026	0.00	2,500.00
ECM PUBLISHERS INC	10/01/2026	0.00	98.40
Engel Water Testing Inc	10/01/2026	0.00	1,350.00
EROSION PRODUCTS LLC	10/01/2026	0.00	256.00
FACTORY MOTOR PARTS COMPANY	10/01/2026	0.00	604.64
Ferguson Waterworks #2518	10/01/2026	0.00	1,268.74
FleetPride, Inc.	10/01/2026	0.00	434.97
Future IQ Inc	10/01/2026	0.00	31,250.00
GMH ASPHALT CORP	10/01/2026	0.00	1,082,892.16
HALLOCK COMPANY	10/01/2026	0.00	1,095.68
Health Strategies	10/01/2026	0.00	281.00
Heather & Theodore Van Blyenburgh	10/01/2026	0.00	2,500.00
HERMAN'S LANDSCAPE SUPPLIES INC	10/01/2026	0.00	160.00
Holly Wood	10/01/2026	0.00	990.00
I & S Group, Inc	10/01/2026	0.00	80,035.20
Infosend, Inc	10/01/2026	0.00	3,770.80
Innovative Office Solutions LLC	10/01/2026	0.00	146.97
ITG Communications	10/01/2026	0.00	62.00
KATH FUEL OIL SERVICE	10/01/2026	0.00	4,131.20
KIMLEY HORN AND ASSOCIATES INC	10/01/2026	0.00	82.50
Kraus-Anderson Construction Company	10/01/2026	0.00	9,521.55
KUSSKE CONSTRUCTION COMPANY	10/01/2026	0.00	105,513.27
Macqueen Emergency Group	10/01/2026	0.00	596.00
Mary McDonald	10/01/2026	0.00	2,465.00
Midwest Pump Works	10/01/2026	0.00	1,003.00
MINGER CONSTRUCTION	10/01/2026	0.00	6,875.00
Minnesota Roadways Co	10/01/2026	0.00	2,974.66
Myles Foley	10/01/2026	0.00	3,495.42

Vendor Name	Check Date	Void Checks	Check Amount
NAPA AUTO & TRUCK PARTS	10/01/2026	0.00	140.44
Pedego Electric Bikes Twin Cities	10/01/2026	0.00	420.00
PRAIRIE RESTORATIONS INC	10/01/2026	0.00	445.00
ROBERT BOECKER	10/01/2026	0.00	1,500.00
S.R. Weidema, Inc	10/01/2026	0.00	3,489.07
SEH	10/01/2026	0.00	31,094.93
SHERWIN WILLIAMS	10/01/2026	0.00	145.32
SiteOne Landscape Supply	10/01/2026	0.00	23.53
SM HENTGES & SONS	10/01/2026	0.00	964,268.09
Sports Facilities Companies LLC	10/01/2026	0.00	45,000.00
Taylor Electric Company, LLC	10/01/2026	0.00	9,785.00
Waste Management of Minnesota, Inc	10/01/2026	0.00	466.25
WM MUELLER & SONS INC	10/01/2026	0.00	1,130.33
ZIEGLER INC	10/01/2026	0.00	28.36
	Report Total:	0.00	3,070,654.05

AP
Check Detail

User: dwashburn@chanhassenmn.gov
Printed: 10/2/2026 3:53:23 PM

Last Name	Acct 1	Amount	Check Date	Description
24 Seven Events & Marketing Inc	101-1613-4345	2,500.00	9/24/2026	July 3 street dance 2027 deposit
		2,500.00	9/24/2026	
24 Seven Events & Marketing Inc		2,500.00		
3RD LAIR SKATEPARK	101-1731-4343	510.00	9/24/2026	Revenue split skate park camp
		510.00	9/24/2026	
3RD LAIR SKATEPARK		510.00		
Ador LLC	101-0000-2073	3,650.00	10/1/2026	Erosion escrow 2290 Melody Hill Rd -Receipt #480515
		3,650.00	10/1/2026	
Ador LLC		3,650.00		
Advanced Engineering & Environmental Services, LLC	700-0000-4300	343.00	9/24/2026	city hall generator
Advanced Engineering & Environmental Services, LLC	700-0000-4550	98.00	9/24/2026	troubleshooting with waterly for data backup
		441.00	9/24/2026	
Advanced Engineering & Environmental Services, LLC		441.00		
All Seasons Building Co.	101-0000-2073	500.00	10/1/2026	Erosion escrow 9180 Eagle Court -Receipt #420739
		500.00	10/1/2026	

Last Name	Acct 1	Amount	Check Date	Description
All Seasons Building Co.		500.00		
Alliance Builders	101-0000-2073	5,500.00	10/1/2026	Erosion Escrow 6200 Cardinal Ave -Receipt #537501
		5,500.00	10/1/2026	
Alliance Builders		5,500.00		
American Family Life Assurance Company of Columbus	101-0000-2008	85.02	10/1/2026	September premium
		85.02	10/1/2026	
American Family Life Assurance Company of Columbus		85.02		
AMERICAN TIRE DISTRIBUTORS INC	700-0000-4140	491.20	10/1/2026	TIRES
		491.20	10/1/2026	
AMERICAN TIRE DISTRIBUTORS INC		491.20		
ARAMARK Refreshment Services, LLC	101-1120-4112	96.06	10/1/2026	Fire Station Coffee Order
ARAMARK Refreshment Services, LLC	101-1120-4113	113.41	10/1/2026	Bevi Flavor City Hall
ARAMARK Refreshment Services, LLC	101-1120-4112	204.07	10/1/2026	Public Works Coffee Order
		413.54	10/1/2026	
ARAMARK Refreshment Services, LLC		413.54		
Arbor Haus LLC	101-0000-2073	1,000.00	10/1/2026	Erosion escrow 6679 Hopi Rd -Receipt #419326
		1,000.00	10/1/2026	
Arbor Haus LLC		1,000.00		
Armitage Homes LLC	101-0000-2073	1,500.00	10/1/2026	Erosion escrow 6320 Yosemite -Receipt #410966

Last Name	Acct 1	Amount	Check Date	Description
		1,500.00	10/1/2026	
Armitage Homes LLC		1,500.00		
ARTCRAFT HOMES INC	101-0000-2073	2,600.00	10/1/2026	Erosion Escrow 7617 Frontier Trl -Receipt #310408
		2,600.00	10/1/2026	
ARTCRAFT HOMES INC		2,600.00		
ASPEN MILLS	101-1220-4240	213.17	10/1/2026	Duty boots-Heger
		213.17	10/1/2026	
ASPEN MILLS		213.17		
Atlantis Pools	101-0000-2073	1,500.00	10/1/2026	Erosion escrow 272 Lakeview Rd E -Receipt #409078
Atlantis Pools	101-0000-2073	2,000.00	10/1/2026	Erosion Escrow 2820 Sandpiper Trl -Receipt #712699
		3,500.00	10/1/2026	
Atlantis Pools		3,500.00		
Barr Engineering Company	700-7025-4300	3,980.00	10/1/2026	Well #7 & 13 Rehab
		3,980.00	10/1/2026	
Barr Engineering Company		3,980.00		
Besser Patricia	601-6054-4751	4,036.00	9/24/2026	Driveway Reimbursement -6518 Gray Fox Curve
		4,036.00	9/24/2026	
Besser Patricia		4,036.00		
Blakeborough Hardscapes LLC	101-0000-2073	500.00	10/1/2026	Erosion Escrow 6529 Peaceful Ln -Receipt #718705

Last Name	Acct 1	Amount	Check Date	Description
		500.00	10/1/2026	
Blakeborough Hardscapes LLC		500.00		
BOECKER ROBERT	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 610 W 96th St -Receipit #593159
		1,500.00	10/1/2026	
BOECKER ROBERT		1,500.00		
BRAUN INTERTEC CORPORATION	414-4010-4702	5,403.00	10/1/2026	Civic Campus - CMT
		5,403.00	10/1/2026	
BRAUN INTERTEC CORPORATION		5,403.00		
BROADWAY AWARDS	101-1120-4110	24.57	10/1/2026	Magnetic Name Badge for Diya Env Commission
		24.57	10/1/2026	
BROADWAY AWARDS		24.57		
CAMPBELL KNUTSON	101-0000-2076	1,000.00	9/24/2026	Santa Vera Apartments
CAMPBELL KNUTSON	101-1140-4302	15,562.10	9/24/2026	Legal services-August
CAMPBELL KNUTSON	601-6058-4701	790.30	9/24/2026	MMSW Condemnation
CAMPBELL KNUTSON	101-0000-2076	530.00	9/24/2026	Avienda Apartments
		17,882.40	9/24/2026	
CAMPBELL KNUTSON		17,882.40		
Carver County	416-0000-4807	6,692.00	9/24/2026	2nd half property tax-25.1030010
Carver County	416-0000-4807	563.00	9/24/2026	2nd half property taxes-25.1030020
Carver County	101-1210-4300	100.00	9/24/2026	Background check new Manager Kwik Trip 492
		7,355.00	9/24/2026	

Last Name	Acct 1	Amount	Check Date	Description
Carver County		7,355.00		
Castle Gate Construction	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2015-1236 2385 Bridle Creek Cir #286941
Castle Gate Construction	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2018-01194 9082 River Rock Dr N #380702
Castle Gate Construction	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2019-00688 9031 River Rock Dr N #408750
Castle Gate Construction	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2013-03000 1641 Jeurissen Ln
Castle Gate Construction	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2018-01654 9001 River Rock Dr N #383681
Castle Gate Construction	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2017-01713 9042 River Rock Dr N #354285
Castle Gate Construction	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2017-03288 8991 River Rock Dr N #368821
Castle Gate Construction	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2015-01181 1640 Jeurissen Ln #286606
Castle Gate Construction	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2017-02398 9122 River Rock Dr N #361507
Castle Gate Construction	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2018-01007 9021 River Rock Dr #380237
Castle Gate Construction	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2018-01683 1435 Mills Dr #383212
Castle Gate Construction	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2017-01119 8981 River Rock Dr N #349295
Castle Gate Construction	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2019-01112 9083 Degler Ln #411993
Castle Gate Construction	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2019-00603 9043 Degler Ln #406827
Castle Gate Construction	101-0000-2073	1,700.00	10/1/2026	Erosion Escrow 2017-01405 1420 Jersey Way #353161
Castle Gate Construction	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2017-00086 9124 Sunnyvale Dr #337924
Castle Gate Construction	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2017-01736 9092 River Rock Dr N #355656
Castle Gate Construction	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2017-02045 9073 Degler Ln #357443
Castle Gate Construction	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2017-01464 8971 River Rock Dr N #352527
Castle Gate Construction	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2018-02106 9024 Degler Ln #388870
		30,200.00	10/1/2026	
Castle Gate Construction		30,200.00		
CCP NI MASTER TENANT 4 LLC	101-1350-4320	1,511.42	9/30/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	101-1540-4320	190.10	9/30/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	700-0000-4320	64.83	9/30/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	700-7019-4320	922.70	9/30/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	101-1120-1193	64.14	9/30/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	101-1550-4320	205.03	9/30/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	701-0000-4320	715.59	9/30/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	700-0000-4320	61.25	9/30/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	701-0000-4320	798.43	9/30/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	101-1120-1193	74.70	9/30/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	700-7019-4320	1,050.03	9/30/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	101-1550-4320	227.03	9/30/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	101-1350-4320	1,770.78	9/30/2026	Electric Charges
CCP NI MASTER TENANT 4 LLC	101-1540-4320	218.04	9/30/2026	Electric Charges

Last Name	Acct 1	Amount	Check Date	Description
		7,874.07	9/30/2026	
CCP NI MASTER TENANT 4 LLC		7,874.07		
CENTERPOINT ENERGY MINNEGASCO	700-0000-4321	34.42	9/23/2026	Gas Charges
CENTERPOINT ENERGY MINNEGASCO	700-7019-4321	37.00	9/23/2026	Gas Charges
CENTERPOINT ENERGY MINNEGASCO	701-0000-4321	37.47	9/23/2026	Gas Charges
CENTERPOINT ENERGY MINNEGASCO	101-1600-4321	22.00	9/23/2026	Gas Charges
CENTERPOINT ENERGY MINNEGASCO	101-1190-4321	121.12	9/23/2026	Gas Charges
CENTERPOINT ENERGY MINNEGASCO	700-7043-4321	85.00	9/23/2026	Gas Charges
CENTERPOINT ENERGY MINNEGASCO	101-1312-4321	91.18	9/23/2026	Gas Charges
CENTERPOINT ENERGY MINNEGASCO	101-1550-4321	37.00	9/23/2026	Gas Charges
CENTERPOINT ENERGY MINNEGASCO	101-1530-4321	46.72	9/23/2026	Gas Charges
CENTERPOINT ENERGY MINNEGASCO	101-1220-4321	109.62	9/23/2026	Gas Charges
CENTERPOINT ENERGY MINNEGASCO	101-1170-4321	2,332.42	9/23/2026	Gas Charges
		2,953.95	9/23/2026	
CENTERPOINT ENERGY MINNEGASCO		2,953.95		
CenturyLink	700-7043-4310	65.41	9/23/2026	Telephone & Communication Charges
		65.41	9/23/2026	
CenturyLink		65.41		
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2016-00481 9064 Degler Ln #312630
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2014-01010 9041 Degler Cir
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2016-02573 9062 River Rock Dr N #330631
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2015-02309 9112 River Rock Dr N #296715
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2015-00967 9081 Degler Cir #283688
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2015-03061 9041 River Rock Dr N #302214
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2012-03241 9060 Degler Cir
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2015-01541 9061 Degler Cir #288739
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2016-01227 9053 Delger Ln #320169
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2016-00480 9054 Degler Ln #312629
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2013-00980 9180 Degler Cir
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2016-00863 9074 Degler Ln #317312
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2015-00951 9091 River Rock Dr N #283687

Last Name	Acct 1	Amount	Check Date	Description
Chanhassen Residential Development Partners	101-0000-2073	1,590.00	10/1/2026	Erosion Escrow 2015-02215 9061 River Rock Dr N #298409
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2016-01357 1650 Jeurissen Ln #323306
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2014-01334 9090 Degler Cir
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2017-00257 9072 River Rock Dr N #343342
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2015-00184 9021 Degler Cir #277700
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2014-01637 1505 Mills Dr
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2014-01352 9111 River Rock Dr N
Chanhassen Residential Development Partners	101-0000-2073	1,300.00	10/1/2026	Erosion Escrow 2016-00861 9011 River Rock Dr N #316013
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2014-02443 1651 Jeurissen Ln
Chanhassen Residential Development Partners	101-0000-2073	1,500.00	10/1/2026	Erosion Escrow 2014-03257 9080 Degler Cir #272858
		34,390.00	10/1/2026	
Chanhassen Residential Development Partners		34,390.00		
Cintas Corporation No. 2	101-1320-4510	185.89	10/1/2026	first aid kits
		185.89	10/1/2026	
Cintas Corporation No. 2		185.89		
CITY OF EDEN PRAIRIE	720-7025-4300	4,000.00	10/1/2026	CD3 Unit for Lake Riley
		4,000.00	10/1/2026	
CITY OF EDEN PRAIRIE		4,000.00		
Colonial Life & Accident Insurance Co	701-0000-2008	15.30	10/1/2026	September premium
Colonial Life & Accident Insurance Co	700-0000-2008	75.96	10/1/2026	September premium
		91.26	10/1/2026	
Colonial Life & Accident Insurance Co		91.26		
Colson Custom Homes	101-0000-2073	3,500.00	10/1/2026	Erosion Escrow 2021-00511 3800 Red Cedar Pt Rd #467534
Colson Custom Homes	101-0000-2073	2,900.00	10/1/2026	Erosion Escrow 2021-06027 3880 Glendale Dr #491824
Colson Custom Homes	101-0000-2073	2,500.00	10/1/2026	Erosion Escrow 2021-00511 3800 Red Cedar Pt Rd #498691

Last Name	Acct 1	Amount	Check Date	Description
		8,900.00	10/1/2026	
Colson Custom Homes		8,900.00		
Commercial Recreation Specialists Inc	414-4010-4702	67,950.00	10/1/2026	Civic Campus Splashpad
		67,950.00	10/1/2026	
Commercial Recreation Specialists Inc		67,950.00		
COMPUTER INTEGRATION TECHN.	101-1160-4211	226.80	10/1/2026	NCE Microsoft 365 G3 (GCC) Annual Paid Monthly
COMPUTER INTEGRATION TECHN.	101-1160-4211	296.40	10/1/2026	Datto office 365 cloud backup monthly charge
		523.20	10/1/2026	
COMPUTER INTEGRATION TECHN.		523.20		
Cozen O'Connor	101-1140-4302	1,949.50	9/24/2026	Mediacom Renewal
		1,949.50	9/24/2026	
Cozen O'Connor		1,949.50		
Custom One Homes Inc	101-0000-2073	500.00	10/1/2026	Erosion Escrow 7231 Minnewashta Pkwy #719055
		500.00	10/1/2026	
Custom One Homes Inc		500.00		
Earl F Andersen Inc	101-1320-4155	3,922.05	9/24/2026	street signs
Earl F Andersen Inc	101-1320-4155	893.50	9/24/2026	street signs
Earl F Andersen Inc	101-1320-4155	1,218.60	9/24/2026	street signs
Earl F Andersen Inc	101-1320-4155	2,361.60	9/24/2026	street signs
Earl F Andersen Inc	101-1320-4155	5,308.95	9/24/2026	street signs
		13,704.70	9/24/2026	

Last Name	Acct 1	Amount	Check Date	Description
Earl F Andersen Inc		13,704.70		
ECM PUBLISHERS INC	101-1420-4336	41.00	9/24/2026	Sept 15 PH Hempel Holdings PUD
ECM PUBLISHERS INC	101-1420-4336	41.00	9/24/2026	Sept 15 PH Sullivan 2026-12
		82.00	9/24/2026	
ECM PUBLISHERS INC	101-1310-4336	98.40	10/1/2026	Lake Riley 27-02 PH Notice
		98.40	10/1/2026	
ECM PUBLISHERS INC		180.40		
Engel Water Testing Inc	700-0000-4300	1,350.00	10/1/2026	water samples
		1,350.00	10/1/2026	
Engel Water Testing Inc		1,350.00		
EROSION PRODUCTS LLC	700-0000-4150	128.00	10/1/2026	bio log for erosion
EROSION PRODUCTS LLC	101-1320-4153	128.00	10/1/2026	bio log for erosion
		256.00	10/1/2026	
EROSION PRODUCTS LLC		256.00		
FACTORY MOTOR PARTS COMPANY	101-1370-4170	302.32	10/1/2026	DEF
FACTORY MOTOR PARTS COMPANY	101-1370-4170	302.32	10/1/2026	DEF
		604.64	10/1/2026	
FACTORY MOTOR PARTS COMPANY		604.64		
Ferguson Waterworks #2518	700-0000-4550	1,268.74	10/1/2026	curb box supplies
		1,268.74	10/1/2026	

Last Name	Acct 1	Amount	Check Date	Description
Ferguson Waterworks #2518		1,268.74		
FleetPride, Inc.	101-1320-4140	434.97	10/1/2026	Battery
		434.97	10/1/2026	
FleetPride, Inc.		434.97		
Foley Myles	700-0000-3666	-4.21	10/1/2026	Bulk Water
Foley Myles	101-0000-2021	-0.37	10/1/2026	Sales Tax
Foley Myles	101-0000-2076	3,500.00	10/1/2026	Meter Deposit
		3,495.42	10/1/2026	
Foley Myles		3,495.42		
Future IQ Inc	101-1420-4300	31,250.00	10/1/2026	Phase 1 - Initial Planning and Assessments
		31,250.00	10/1/2026	
Future IQ Inc		31,250.00		
GMH ASPHALT CORP	601-6054-4751	637,538.44	10/1/2026	PMP
GMH ASPHALT CORP	701-6054-4751	20,471.65	10/1/2026	Sanitary
GMH ASPHALT CORP	720-6054-4751	104,672.31	10/1/2026	Storm
GMH ASPHALT CORP	700-6054-4751	320,209.76	10/1/2026	Water
		1,082,892.16	10/1/2026	
GMH ASPHALT CORP		1,082,892.16		
GONYEA HOMES	101-0000-2072	2,500.00	9/24/2026	As Built escrow 9479 Eagle Ridge Way #618645
		2,500.00	9/24/2026	
GONYEA HOMES		2,500.00		

Last Name	Acct 1	Amount	Check Date	Description
GYM WORKS INC	101-1530-4530	576.50	9/24/2026	Fitness Center Preventative Maintenance and repairs
		576.50	9/24/2026	
GYM WORKS INC		576.50		
HALLOCK COMPANY	701-7025-4705	1,095.68	10/1/2026	lift station 5 CIP supplies
		1,095.68	10/1/2026	
HALLOCK COMPANY		1,095.68		
HAWKINS CHEMICAL	700-7043-4160	6,066.78	9/24/2026	1 ton chlorine cylinders/chlorine
		6,066.78	9/24/2026	
HAWKINS CHEMICAL		6,066.78		
Health Strategies	101-1220-4352	6,452.00	9/24/2026	Annual medical exams
		6,452.00	9/24/2026	
Health Strategies	101-1120-4352	281.00	10/1/2026	Medical Exam
		281.00	10/1/2026	
Health Strategies		6,733.00		
HERMAN'S LANDSCAPE SUPPLIES INC	700-0000-4150	160.00	10/1/2026	pulversized dirt
		160.00	10/1/2026	
HERMAN'S LANDSCAPE SUPPLIES INC		160.00		
Holton Electric Contractors LLC	701-7025-4705	642.16	9/24/2026	lift station #8 installing disconnect
		642.16	9/24/2026	

Last Name	Acct 1	Amount	Check Date	Description
Holton Electric Contractors LLC		642.16		
I & S Group, Inc	700-6064-4303	4,001.76	10/1/2026	Water @ 5%
I & S Group, Inc	601-6064-4303	63,227.81	10/1/2026	PMP @ 79%
I & S Group, Inc	720-6064-4303	8,803.87	10/1/2026	Storm @ 11%
I & S Group, Inc	701-6064-4303	4,001.76	10/1/2026	Sanitary @ 5%
		80,035.20	10/1/2026	
I & S Group, Inc		80,035.20		
Infosend, Inc	700-1130-4330	972.82	10/1/2026	August Postage
Infosend, Inc	701-1130-4111	284.12	10/1/2026	August Statements
Infosend, Inc	701-1130-4330	972.82	10/1/2026	August Postage
Infosend, Inc	720-1130-4111	284.11	10/1/2026	August Statements
Infosend, Inc	720-1130-4330	972.81	10/1/2026	August Postage
Infosend, Inc	700-1130-4111	284.12	10/1/2026	August Statements
		3,770.80	10/1/2026	
Infosend, Inc		3,770.80		
Innovative Office Solutions LLC	101-1120-4110	146.97	10/1/2026	Copy paper (x3)
		146.97	10/1/2026	
Innovative Office Solutions LLC		146.97		
ITG Communications	101-0000-2033	62.00	10/1/2026	Overpayment Permit 26-1759
		62.00	10/1/2026	
ITG Communications		62.00		
KATH FUEL OIL SERVICE	101-1370-4170	4,131.20	10/1/2026	OIL
		4,131.20	10/1/2026	

Last Name	Acct 1	Amount	Check Date	Description
KATH FUEL OIL SERVICE		4,131.20		
KIMLEY HORN AND ASSOCIATES INC	601-6057-4303	26,378.98	9/24/2026	Market Blvd 54%
KIMLEY HORN AND ASSOCIATES INC	720-6057-4303	20,516.99	9/24/2026	Market Blvd Storm 42%
KIMLEY HORN AND ASSOCIATES INC	700-6057-4303	1,954.00	9/24/2026	Market Blvd Water 4%
		48,849.97	9/24/2026	
KIMLEY HORN AND ASSOCIATES INC	101-0000-1155	82.50	10/1/2026	Eden Springs – Private Dev Field Observ
		82.50	10/1/2026	
KIMLEY HORN AND ASSOCIATES INC		48,932.47		
Kraus-Anderson Construction Company	414-4010-4702	9,521.55	10/1/2026	Civic Campus
		9,521.55	10/1/2026	
Kraus-Anderson Construction Company		9,521.55		
KUSSKE CONSTRUCTION COMPANY	701-6040-4751	105,513.27	10/1/2026	Chanhassen Lift Station #5 change order request
		105,513.27	10/1/2026	
KUSSKE CONSTRUCTION COMPANY		105,513.27		
LEAGUE OF MN CITIES INS TRUST	101-1170-4483	66,419.00	9/24/2026	Property/Casualty Coverage
		66,419.00	9/24/2026	
LEAGUE OF MN CITIES INS TRUST		66,419.00		
Loken Adam	101-0000-2073	1,300.00	10/1/2026	Erosion escrow 690 Carver Beach Rd -Receipt #471077
		1,300.00	10/1/2026	

Last Name	Acct 1	Amount	Check Date	Description
Loken Adam		1,300.00		
Macqueen Emergency Group	101-1220-4530	596.00	10/1/2026	Replacement thermal imaging camera charger
		596.00	10/1/2026	
Macqueen Emergency Group		596.00		
Martin Sophia	101-1539-4343	140.00	9/24/2026	Art Class Instruction
		140.00	9/24/2026	
Martin Sophia		140.00		
McDonald Mary	601-6054-4751	2,465.00	10/1/2026	Driveway Reimbursement -6525 Gray Fox Curve
		2,465.00	10/1/2026	
McDonald Mary		2,465.00		
Midwest Pump Works	701-7025-4705	1,003.00	10/1/2026	CIP lift station # 9 pump
		1,003.00	10/1/2026	
Midwest Pump Works		1,003.00		
MINGER CONSTRUCTION	720-7207-4570	6,875.00	10/1/2026	storm water pipe abandonment
		6,875.00	10/1/2026	
MINGER CONSTRUCTION		6,875.00		
Minnesota Roadways Co	700-0000-3666	-482.52	10/1/2026	Bulk Water
Minnesota Roadways Co	101-0000-2076	3,500.00	10/1/2026	Meter Deposit
Minnesota Roadways Co	101-0000-2021	-42.82	10/1/2026	Bulk Water Sales Tax

Last Name	Acct 1	Amount	Check Date	Description
		2,974.66	10/1/2026	
Minnesota Roadways Co		2,974.66		
MINNESOTA RURAL WATER ASSN	700-0000-4370	150.00	9/23/2026	rual water expo
		150.00	9/23/2026	
MINNESOTA RURAL WATER ASSN		150.00		
MN DEPT OF HEALTH	700-0000-4370	32.00	9/30/2026	water operator exam application for Derek
		32.00	9/30/2026	
MN DEPT OF HEALTH		32.00		
MN VALLEY ELECTRIC COOP	101-1350-4320	126.29	9/30/2026	Electric Charges
MN VALLEY ELECTRIC COOP	101-1350-4320	56.47	9/30/2026	Electric Charges
MN VALLEY ELECTRIC COOP	701-0000-4320	934.60	9/30/2026	Electric Charges
MN VALLEY ELECTRIC COOP	101-1350-4320	64.71	9/30/2026	Electric Charges
MN VALLEY ELECTRIC COOP	101-1350-4320	120.75	9/30/2026	Electric Charges
MN VALLEY ELECTRIC COOP	101-1350-4320	246.32	9/30/2026	Electric Charges
MN VALLEY ELECTRIC COOP	700-0000-4320	183.10	9/30/2026	Electric Charges
MN VALLEY ELECTRIC COOP	101-1350-4320	6,236.53	9/30/2026	Electric Charges
MN VALLEY ELECTRIC COOP	101-1350-4320	57.82	9/30/2026	Electric Charges
MN VALLEY ELECTRIC COOP	101-1600-4320	78.44	9/30/2026	Electric Charges
		8,105.03	9/30/2026	
MN VALLEY ELECTRIC COOP		8,105.03		
NAPA AUTO & TRUCK PARTS	101-1370-4120	38.23	10/1/2026	filters
NAPA AUTO & TRUCK PARTS	101-1370-4140	13.65	10/1/2026	filters
NAPA AUTO & TRUCK PARTS	101-1370-4170	41.16	10/1/2026	oil
NAPA AUTO & TRUCK PARTS	101-1370-4150	47.40	10/1/2026	glass cleaner
		140.44	10/1/2026	

Last Name	Acct 1	Amount	Check Date	Description
NAPA AUTO & TRUCK PARTS		140.44		
Nokomis Energy, LLC	700-7019-4320	1,560.82	9/30/2026	Electric Charges
Nokomis Energy, LLC	700-0000-4320	580.95	9/30/2026	Electric Charges
Nokomis Energy, LLC	700-7043-4320	6,437.10	9/30/2026	Electric Charges
		8,578.87	9/30/2026	
Nokomis Energy, LLC		8,578.87		
Nourse Jeff	601-6054-4751	2,180.00	9/24/2026	Driveway Reimbursement -6529 Gray Fox Curve
		2,180.00	9/24/2026	
Nourse Jeff		2,180.00		
Nuss Truck & Equipment	400-4152-4704	188,462.96	9/24/2026	New Plow Truck
		188,462.96	9/24/2026	
Nuss Truck & Equipment		188,462.96		
P & L AUTOMOTIVE	101-1370-4150	400.00	9/24/2026	undercoating
P & L AUTOMOTIVE	101-1370-4260	2,532.06	9/24/2026	Undercoating system
		2,932.06	9/24/2026	
P & L AUTOMOTIVE		2,932.06		
Pedego Electric Bikes Twin Cities	101-1539-4343	420.00	10/1/2026	Pedego E Bike Ride
		420.00	10/1/2026	
Pedego Electric Bikes Twin Cities		420.00		
Pierce Dan	601-6054-4751	216.00	9/24/2026	Driveway Reimbursement -6523 Gray Fox Curve

Last Name	Acct 1	Amount	Check Date	Description
		216.00	9/24/2026	
Pierce Dan		216.00		
Pioneer Athletics	101-1550-4150	2,401.26	9/24/2026	Athletic field striping paint (restock)
		2,401.26	9/24/2026	
Pioneer Athletics		2,401.26		
Potentia MN Solar	101-1190-4320	4,197.64	9/30/2026	Electric Charges
Potentia MN Solar	700-0000-4320	2,147.02	9/30/2026	Electric Charges
Potentia MN Solar	101-1170-4320	3,177.29	9/30/2026	Electric Charges
		9,521.95	9/30/2026	
Potentia MN Solar		9,521.95		
PRAIRIE RESTORATIONS INC	101-1425-4574	445.00	10/1/2026	Prairie Restorations- HWY 61 & WWTP
		445.00	10/1/2026	
PRAIRIE RESTORATIONS INC		445.00		
Premium Waters, Inc	101-1550-4120	22.87	9/24/2026	Lake Ann Water
		22.87	9/24/2026	
Premium Waters, Inc		22.87		
Retka Thomas	101-1560-4345	450.00	9/30/2026	Oktoberfest Entertainment
		450.00	9/30/2026	
Retka Thomas		450.00		

Last Name	Acct 1	Amount	Check Date	Description
S.R. Weidema, Inc	700-0000-3666	-10.04	10/1/2026	Bulk Water
S.R. Weidema, Inc	101-0000-2076	3,500.00	10/1/2026	Meter Deposit
S.R. Weidema, Inc	101-0000-2021	-0.89	10/1/2026	Sales Tax
		3,489.07	10/1/2026	
S.R. Weidema, Inc		3,489.07		
SEH	410-4410-4751	15,283.24	10/1/2026	Lake Ann Park Preserve
SEH	601-6055-4303	9,969.61	10/1/2026	PMP @ 74%
SEH	720-6055-4303	943.07	10/1/2026	Storm @ 7%
SEH	700-6055-4303	1,616.69	10/1/2026	Water @ 12%
SEH	701-6055-4303	943.07	10/1/2026	Sanitary @ 7%
SEH	700-0000-4303	2,339.25	10/1/2026	Water System Modeling
		31,094.93	10/1/2026	
SEH		31,094.93		
Sheldon Dan	101-0000-2073	2,500.00	10/1/2026	Erosion escrow 350 Pleasant View Rd -Receipt #454229
		2,500.00	10/1/2026	
Sheldon Dan		2,500.00		
SHERWIN WILLIAMS	101-1170-4150	377.56	9/24/2026	Paint for OVH
		377.56	9/24/2026	
SHERWIN WILLIAMS	101-1170-4150	145.32	10/1/2026	Paint for OVH
		145.32	10/1/2026	
SHERWIN WILLIAMS		522.88		
SiteOne Landscape Supply	101-1550-4151	23.53	10/1/2026	Irrigation solenoid (Repair)
		23.53	10/1/2026	

Last Name	Acct 1	Amount	Check Date	Description
SiteOne Landscape Supply		23.53		
SM HENTGES & SONS	101-1320-4547	4,463.80	9/24/2026	bridge repair bluff creek preserve chanhassen school
		4,463.80	9/24/2026	
SM HENTGES & SONS	601-6140-4751	671,396.54	10/1/2026	Galpin Blvd-County @75%
SM HENTGES & SONS	700-6040-4751	51,929.18	10/1/2026	Galpin Blvd
SM HENTGES & SONS	601-6040-4751	223,798.85	10/1/2026	Galpin Blvd-City @ 25%
SM HENTGES & SONS	701-6040-4751	17,143.52	10/1/2026	Galpin Blvd
		964,268.09	10/1/2026	
SM HENTGES & SONS		968,731.89		
Sports Facilities Companies LLC	416-0000-4300	45,000.00	10/1/2026	Community Center Pre Opening
		45,000.00	10/1/2026	
Sports Facilities Companies LLC		45,000.00		
SPS Works	101-1120-4110	102.04	9/24/2026	Notary stamps (Amy Desiree Jenny Stacy)
		102.04	9/24/2026	
SPS Works		102.04		
Steinkamp Scott	601-6054-4751	1,397.00	9/24/2026	Driveway Reimbursement -6551 Gray Fox Curve
		1,397.00	9/24/2026	
Steinkamp Scott		1,397.00		
Taylor Electric Company, LLC	101-1350-4565	9,785.00	10/1/2026	replace feed point for street lights
		9,785.00	10/1/2026	

Last Name	Acct 1	Amount	Check Date	Description
Taylor Electric Company, LLC		9,785.00		
Van Blyenburgh Heather & Theodore	101-0000-2073	2,500.00	10/1/2026	Erosion Escrow 7612 Erie Ave -Receipt #593779
		2,500.00	10/1/2026	
Van Blyenburgh Heather & Theodore		2,500.00		
VERIZON WIRELESS	701-0000-4310	95.10	9/23/2026	Telephone & Communication Charges
VERIZON WIRELESS	700-0000-4310	95.10	9/23/2026	Telephone & Communication Charges
		190.20	9/23/2026	
VERIZON WIRELESS	101-1220-4310	584.01	9/30/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1370-4310	101.14	9/30/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1530-4310	38.41	9/30/2026	Telephone & Communication Charges
VERIZON WIRELESS	720-0000-4310	210.36	9/30/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1120-4310	131.85	9/30/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1160-4310	115.23	9/30/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1312-4310	115.23	9/30/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1420-4310	173.67	9/30/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1520-4310	38.41	9/30/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1540-4310	40.01	9/30/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1550-4310	447.76	9/30/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1170-4310	115.23	9/30/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1320-4310	311.41	9/30/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1110-4310	20.02	9/30/2026	Telephone & Communication Charges
VERIZON WIRELESS	700-0000-4310	500.40	9/30/2026	Telephone & Communication Charges
VERIZON WIRELESS	701-0000-4310	361.29	9/30/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1250-4310	292.15	9/30/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1310-4310	228.07	9/30/2026	Telephone & Communication Charges
VERIZON WIRELESS	101-1600-4310	216.37	9/30/2026	Telephone & Communication Charges
		4,041.02	9/30/2026	
VERIZON WIRELESS		4,231.22		
VIKING ELECTRIC SUPPLY	701-0000-4551	55.80	9/24/2026	lift station 9 supplies

Last Name	Acct 1	Amount	Check Date	Description
		55.80	9/24/2026	
VIKING ELECTRIC SUPPLY		55.80		
Waste Management of Minnesota, Inc	101-1550-4300	466.25	10/1/2026	Lake Ann Shop Clean
		466.25	10/1/2026	
Waste Management of Minnesota, Inc		466.25		
Water Conservation Services, Inc.	700-0000-4300	693.48	9/24/2026	leak detection powers @ pleasant view
		693.48	9/24/2026	
Water Conservation Services, Inc.		693.48		
WICKLUND ANDREA	701-0000-2020	1,370.42	9/23/2026	Refund Check 013181-000, 3970 LINDEN CIRCLE
WICKLUND ANDREA	700-0000-2020	12.15	9/23/2026	Refund Check 013181-000, 3970 LINDEN CIRCLE
WICKLUND ANDREA	700-0000-2020	3,187.18	9/23/2026	Refund Check 013181-000, 3970 LINDEN CIRCLE
		4,569.75	9/23/2026	
WICKLUND ANDREA		4,569.75		
WM MUELLER & SONS INC	101-1320-4157	112.84	9/24/2026	pothole patching
WM MUELLER & SONS INC	101-1320-4157	151.84	9/24/2026	pothole patching
		264.68	9/24/2026	
WM MUELLER & SONS INC	101-1320-4157	316.68	10/1/2026	pothole patching
WM MUELLER & SONS INC	700-0000-4550	314.11	10/1/2026	Material/rock for repair
WM MUELLER & SONS INC	101-1320-4157	280.28	10/1/2026	pothole patching
WM MUELLER & SONS INC	101-1320-4158	219.26	10/1/2026	1 inch minus rock
		1,130.33	10/1/2026	

Last Name	Acct 1	Amount	Check Date	Description
WM MUELLER & SONS INC		1,395.01		
Wood Holly	101-1539-4343	990.00	10/1/2026	Line Dance instruction 4264.118 and 4264.120
		990.00	10/1/2026	
Wood Holly		990.00		
XCEL ENERGY INC	101-1350-4320	10.03	9/23/2026	Electric Charges
XCEL ENERGY INC	101-1350-4320	38.09	9/23/2026	Electric Charges
XCEL ENERGY INC	101-1350-4320	94.06	9/23/2026	Electric Charges
XCEL ENERGY INC	700-7043-4320	1,907.36	9/23/2026	Electric Charges
XCEL ENERGY INC	101-1350-4320	21.21	9/23/2026	Electric Charges
XCEL ENERGY INC	700-0000-4320	11,278.82	9/23/2026	Electric Charges
XCEL ENERGY INC	101-1350-4320	21.72	9/23/2026	Electric Charges
XCEL ENERGY INC	101-1600-4320	22.70	9/23/2026	Electric Charges
XCEL ENERGY INC	700-0000-4320	145.95	9/23/2026	Electric Charges
XCEL ENERGY INC	101-1350-4320	52.24	9/23/2026	Electric Charges
		13,592.18	9/23/2026	
XCEL ENERGY INC	101-1170-4320	-1,234.40	9/30/2026	Electric Charges
XCEL ENERGY INC	101-1220-4320	1.14	9/30/2026	Electric Charges
XCEL ENERGY INC	601-6068-4751	5,331.82	9/30/2026	Hwy 5 project lighting
XCEL ENERGY INC	101-1540-4320	2,689.69	9/30/2026	Electric Charges
XCEL ENERGY INC	101-1600-4320	274.00	9/30/2026	Electric Charges
XCEL ENERGY INC	101-1550-4320	26.93	9/30/2026	Electric Charges
XCEL ENERGY INC	101-1350-4320	26,665.35	9/30/2026	Electric Charges
XCEL ENERGY INC	701-0000-4320	180.32	9/30/2026	Electric Charges
XCEL ENERGY INC	101-1312-4320	1,442.58	9/30/2026	Electric Charges
XCEL ENERGY INC	700-7019-4320	8,117.36	9/30/2026	Electric Charges
XCEL ENERGY INC	700-0000-4320	180.32	9/30/2026	Electric Charges
XCEL ENERGY INC	101-1170-4320	37.21	9/30/2026	Electric Charges
XCEL ENERGY INC	101-1190-4320	721.37	9/30/2026	Electric Charges
XCEL ENERGY INC	101-1220-4320	1,684.31	9/30/2026	Electric Charges
XCEL ENERGY INC	101-1120-1193	134.21	9/30/2026	Electric Charges
XCEL ENERGY INC	101-1170-4320	-1,090.44	9/30/2026	Electric Charges
		45,161.77	9/30/2026	

Last Name	Acct 1	Amount	Check Date	Description
XCEL ENERGY INC		58,753.95		
ZIEGLER INC	701-0000-4120	28.36	10/1/2026	Radiator cap (325)
		28.36	10/1/2026	
ZIEGLER INC		28.36		
		3,070,654.05		

City Council Item

October 12, 2026

Item	Grant Preliminary Plat and Final Plat Approval for Pioneer Ridge Second Addition	
File No.	Planning Case #2025-01	**Item No:** D.5
Agenda Section	**CONSENT AGENDA**	
Prepared By	Rachel Arsenault, Associate Planner	
Reviewed By		

SUGGESTED ACTION

"The Chanhassen City Council approves the Preliminary Plat and Final Plat for the Pioneer Ridge Second Addition, subject to the conditions of approval, and adopts the attached Findings of Fact and Decision, contingent upon approval of the vacation of the existing Drainage and Utility easement as shown on the Pioneer Ridge plat."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Development & Redevelopment

SUMMARY

The Applicant proposes replatting the attached townhomes portion of the Pioneer Ridge development. This is limited to the 40 attached townhome lots.

The proposed preliminary plat for Pioneer Ridge 2nd Addition incorporates an additional 5 feet of depth to the rear of each of the attached townhome lots. Following the installation of gas utilities on the front yard side of the attached townhomes, an additional 5 feet is required to construct decks and patios at the rear of the homes. These features cannot extend into the common HOA land and must adhere to the property lines.

This will cause a reduction in the common HOA lots. New drainage and utility easements will be dedicated and will adhere to the newly proposed lot lines. This alteration will not change the original

proposed drainage or topography. The previously approved landscaping plan will not be altered as a result of the proposed plat update.

BACKGROUND

This proposed replat is for the Pioneer Ridge subdivision project, whose final plat was approved by City Council on September 8, 2025. Pioneer Ridge is a subdivision consisting of 54 lots, including 14 detached townhomes and 40 attached townhome lots. No changes are proposed for the 14 detached villa lots.

The Planning Commission held a public hearing on October 6 with no public comments made. Planning Commission discussion was limited to questions related to the private utilities on site, confirming that all utilities were now on the private street side of the future homes and verifying that the condition of approval was the successful vacation and dedication of the drainage and utility easement.

DISCUSSION

BUDGET

RECOMMENDATION

Planning Commission recommended approval of the requested preliminary plat for Pioneer Ridge Second Addition.

ATTACHMENTS

Pioneer Ridge Development Application
Pioneer Ridge 2nd Addition Preliminary Plat
Pioneer Ridge 2nd Addition Final Plat
Staff Report
Findings of Fact

Authentisign ID: 7F96A466-2AAD-F111-9B33-000D3A4FF82A

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: 2785.00

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

Authentisign ID: 7F96A466-2AAD-F111-9B33-000D3A4FF82A

DEVELOPMENT REVIEW APPLICATION

SECTION TWO: REQUIRED INFORMATION

Description of Proposal:

☐ *Check box if separate narrative is attached.*

This is a replat of the Pioneer Ridge townhomes to add five feet to the rear of each of the townhome lots from the common area lots. This includes a preliminary and final plat being submitted together and a drainage and utility easement vacation over all the lots in the plat. The new final plat will then dedicate new drainage and utility easements over the new lots. This plat does not change any drainage patterns and the only reason it was needed is so the deck and patio do not encroach into the common area.

Property Address or Location: Townhome lots off of Jonni Way and Creek Ridge place in Pioneer Ridge

Parcel #: Attached

Legal Description: Lots 15-35, Block 1 and Lots 1-21, Block 2, Pioneer Ridge.

Total Acreage: _____ Wetlands Present? Yes ☐ No ☑

Present Land Use Designation: Residential Mediur Requested Land Use Designation: No change

Existing Use of Property: Vacant lots

Authentisign ID: 7F96A466-2AAD-F111-9B33-000D3A4FF82A

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: Pioneer Ridge, LLC
Contact Name: John Anderson
Address: 221 River Ridge Circle South
Phone: 952-898-0230
City/State/Zip: Burnsville, MN 55337
Cell: 612-598-4987
Email: [redacted]

>> Signature: Authentisign Elisabeth Mills
Secretary, Pioneer Ridge LLC
Date: 09/10/26

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: Pioneer Ridge, LLC
Contact: Dave Anderson
Address: 221 River Ridge Circle South
Phone: 952-898-0230
City/State/Zip: Burnsville, MN 55337
Cell:
Email: [redacted]

>> Signature: Authentisign Elisabeth Mills
Secretary, Pioneer Ridge LLC
Date: 09/10/26

Authentisign ID: 7F96A466-2AAD-F111-9B33-000D3A4FF82A

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: Westwood Contact: Ryan Bluhm

Address: 12701 Whitewater Drive, Suite #300 Phone: 952-937-5150

City/State/Zip: Minnetonka, MN 55343 Cell: 952-873-9300

Email: [redacted]

SECTION FOUR: NOTIFICATION INFORMATION

Who should receive copies of staff reports?

- [x] Property Owner Email: [redacted]
- [x] Applicant Email: [redacted]
- [x] Engineer Email: [redacted]
- [ ] 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.

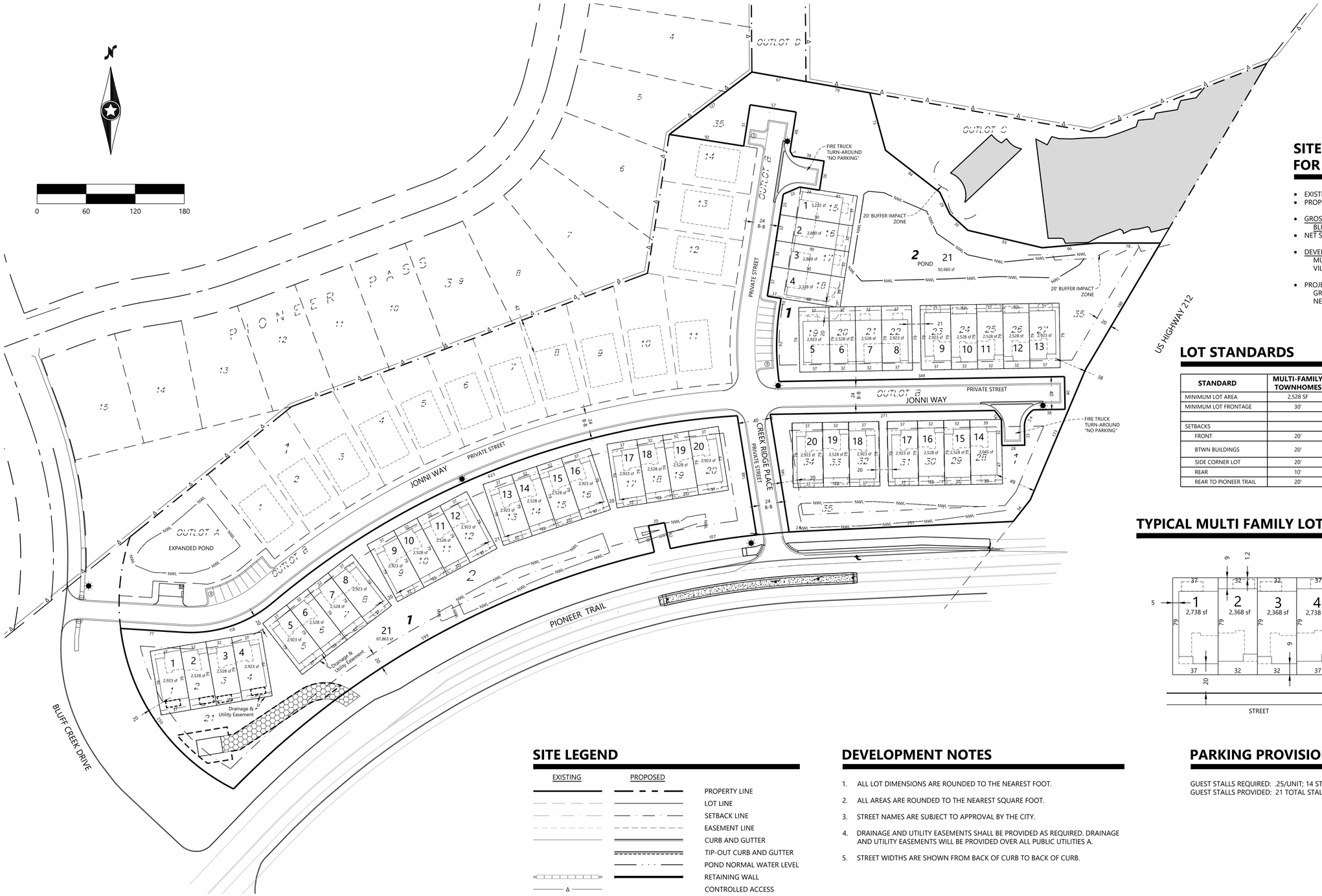
TO BE COMPLETED BY CITY STAFF

APPLICATION FOR DEVELOPMENT REVIEW

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

Planning Case Number _____

© 2025 Westwood Professional Services, Inc.



SITE DEVELOPMENT DATA FOR ALL OF PLATTED PIONEER RIDGE

- EXISTING ZONING: N/A
- PROPOSED ZONING: RLM
- GROSS SITE AREA: 12.39 AC
  - BLUFF AREA: 0.72 AC
- NET SITE AREA: 11.67 AC
- DEVELOPMENT SUMMARY
  - MULTI-FAMILY TOWNHOMES: 40 HOMES
  - VILLAS: 14 HOMES
- PROJECT DENSITY:
  - GROSS: ±4.36 UN/AC
  - NET: ±4.63 UN/AC

LOT STANDARDS

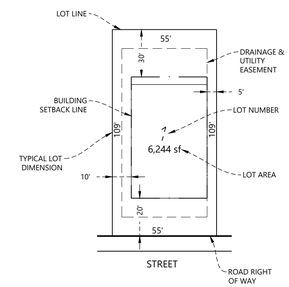
STANDARD	MULTI-FAMILY TOWNHOMES	VILLAS
MINIMUM LOT AREA	2,528 SF	5,445 SF
MINIMUM LOT FRONTAGE	30'	55' @ 20' FRT SBK
SETBACKS		
FRONT	20'	20'
BTWN BUILDINGS	20'	5' GARAGE / 10' HOUSE
SIDE CORNER LOT	20'	20'
REAR	10'	30'
REAR TO PIONEER TRAIL	20'	20'

IMPERVIOUS COVERAGE

IMPERVIOUS COVERAGE	50% MAXIMUM
SITE AREA	539,708 SF
ALLOWABLE COVERAGE	255,915 SF
PROPOSED COVERAGE	182,673 SF (34%)

TYPICAL MULTI FAMILY LOT DETAIL

TYPICAL VILLA



SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		CONTROLLED ACCESS

DEVELOPMENT NOTES

1. ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
2. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
3. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
4. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES A.
5. STREET WIDTHS ARE SHOWN FROM BACK OF CURB TO BACK OF CURB.

PARKING PROVISIONS

GUEST STALLS REQUIRED: .25/UNIT; 14 STALLS TOTAL
GUEST STALLS PROVIDED: 21 TOTAL STALLS

N:\0050930.00\DWG\CIVIL\PRELIM PLANS\0050930C- PPP02.DWG

PIONEER RIDGE 2ND ADDITION

DESIGNED: RMB
CHECKED: RMB
DRAWN: EJK
HORIZONTAL SCALE: 60
VERTICAL SCALE:

INITIAL ISSUE: 09/15/2026
REVISIONS:

PREPARED FOR:

PIONEER RIDGE, LLC.
221 RIVER RIDGE CIRCLE S
BURNSVILLE, MN 55337

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

NICHOLAS T. MEYER
DATE: 04/21/2025 LICENSE NO. 53774

PIONEER RIDGE 2ND ADDITION
CHANHASSEN, MINNESOTA

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

UPDATED
PRELIMINARY PLAT

PROJECT NUMBER: 0050930.00

SHEET NUMBER: 1 OF 1
DATE: 09/15/2026

PIONEER RIDGE 2ND ADDITION

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

KNOW ALL PERSONS BY THESE PRESENTS: *That Pioneer Ridge LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Carver, State of Minnesota, to wit:*

Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 35, Block 1; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21, Block 2, all in Pioneer Ridge, Carver County, Minnesota.

Has caused the same to be surveyed and platted as ***PIONEER RIDGE 2ND ADDITION*** *and does hereby donate and dedicate to the public for public use forever the public ways and also dedicates the easements as shown on this plat for drainage and utility purposes only.*

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

PIONEER RIDGE LLC

By _____

Its _____

STATE OF _____
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____, its _____ of Pioneer Ridge LLC, a Minnesota limited liability company, on behalf of the company.

_____ _____
(Signature) (Name Printed)

Notary Public, _____ *County, Minnesota*

My Commission Expires _____

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

Dated this _____ day of _____, 20_____.

_____
Ernest M. Wirtz Jr, Licensed Land Surveyor
Minnesota License No. 63119

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on _____ by Ernest M. Wirtz Jr., Licensed Land Surveyor, Minnesota License No. 63119.

_____ _____
(Signature) (Name Printed)

Notary Public, _____ *County, Minnesota*

My Commission Expires _____

CITY COUNCIL, CITY OF CHANHASSEN, MINNESOTA
This plat of ***PIONEER RIDGE 2ND ADDITION*** *was approved and accepted by the City Council of the City of Chanhassen, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.*

City Council, City of Chanhassen, Minnesota

By: _____ *By:* _____
Mayor *Clerk*

COUNTY SURVEYOR, Carver County, Minnesota
Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this _____ day of _____, 20_____.

_____
Brian Praske, County Surveyor

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

Crystal Campos, County Auditor

*By:*_____

COUNTY RECORDER, Carver County, Minnesota
I hereby certify that this plat of ***PIONEER RIDGE 2ND ADDITION*** *was filed this _____ day of _____, 20_____, at _____ o'clock _____.M., as Document No. _____.*

Kaaren Lewis, County Recorder

*By:*_____

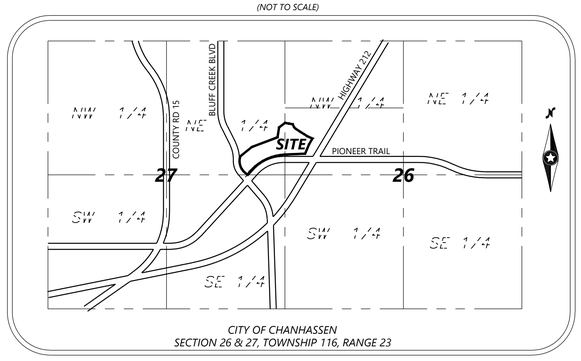
Westwood
Professional Services, Inc.

PIONEER RIDGE 2ND ADDITION

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

VICINITY MAP

(NOT TO SCALE)



CITY OF CHANHASSEN
SECTION 26 & 27, TOWNSHIP 116, RANGE 23

NE Corner of Section 27, Twp. 116, Rge. 23
Found "X" in Stone

NW Corner of Section 26, Twp. 116, Rge. 23
Found "X" in Stone

1576.66
S00°26'15"E

R/W Boundary Corner B8 per Minnesota Department of Transportation Right of Way Plat Number 10-20
Found 1/2 Inch Open Pipe

R/W Boundary Corner B11 per Minnesota Department of Transportation Right of Way Plat Number 10-20
Found 1/2 Inch Open Pipe

R/W Boundary Corner B7 per Minnesota Department of Transportation Right of Way Plat Number 10-20
Found 1/2 Inch Open Pipe

N79°53'59"W 67.13
S80°02'21"E 79.25
N62°54'33"E 126.63
S81°06'12"E 92.00
N81°06'12"W 57.00
N08°53'48"E 51.08
N08°53'48"E 48.36
N81°06'12"W 38.46
S29°54'33"E 7.24
N81°06'12"W 24.44
S66°48'00"W 21.91
N08°53'48"E 26.00
N15°17'48"W 72.79
N52°11'33"W 84.07
N24°58'42"W 29.11
N47°48'20"W 29.81
N76°48'44"W 93.27
N85°01'31"E 66.22
S89°58'43"E 78.48
S00°36'52"W 179.69
N24°40'37"W 87.41

DETAIL

Drainage & Utility Easement over all of Lot 21, Block 2

PIONEER TRAIL

east line of Lot 27, Block 1 PIONEER RIDGE

S89°00'31"W 10.50

17.00
S81°06'12"E
N08°53'48"E 10.41

N89°00'31"E 87.26
N89°00'31"E 170.00
N89°00'31"E 138.00
N89°00'31"E 349.02
N89°00'31"E 271.07
N89°00'31"E 106.00
N89°00'31"E 139.55
N89°00'31"E 38.36
N89°00'31"E 40.00

CL=91.44
CB=S00°29'50"W
Δ=16°47'55"
R=313.00
L=91.77

CL=3.35
CB=S88°54'36"W
Δ=0°11'50"
R=971.86 L=3.35

N37°31'04"W 13.69

S00°59'29"E 40.00

R=23.00 L=24.24
Δ=60°24'29"
CB=S29°12'46"W
CL=23.14

N69°06'50"W 145.77
S24°57'17"W 173.08
S38°18'17"W 33.76
N87°20'54"E 250.58

CL=612.01
CB=S68°05'02"W
Δ=36°42'19"
R=971.86
L=622.60

N79°14'13"E 20.01
S12°39'51"E 32.50
33.10
S12°39'51"E
L=106.56
R=1050.00
Δ=5°48'53"
CB=S80°57'30"W
CL=106.52

Δ=2°11'18"
R=1050.00
L=40.10

L=23.73
R=1050.00
Δ=1°17'39"
CB=S86°42'04"W
CL=23.72

Drainage & Utility Easement

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY NO. 10-20 & 10-43

L=598.55
R=1050.00
Δ=32°39'40"
CB=S60°37'44"W
CL=590.48

N86°29'10"W 76.67
Δ=43°46'58"
R=155.00
L=118.44

BLUFF CREEK DRIVE

L=249.97
R=325.78
Δ=56°46'01"
CB=S35°07'24"E
CL=333.25

Δ=11°57'36"
R=245.78
L=51.08

PIONEER TRAIL

CL=3.35
CB=S88°54'36"W
Δ=0°11'50"
R=971.86 L=3.35

L=98.33
R=1060.00
Δ=5°31'53"

L=19.23
R=38.50
Δ=28°37'22"

ACCESS CONTROL PER MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 10-20

SET 1/2" BY 14" IRON REBAR WITH CAP #63119

FOUND MONUMENT, AS SHOWN ON PLAT

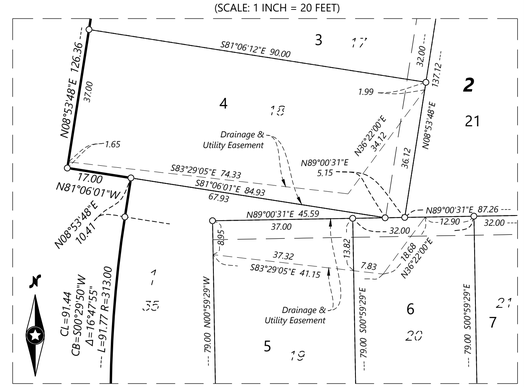
FOUND CARVER COUNTY CAST IRON MONUMENT

THE EAST LINE OF LOT 27, BLOCK 1, PIONEER RIDGE, HAS A BEARING OF S 00°59'29" E (CARVER COUNTY, NAD83(2011AD))

0 50 100 150

DETAIL

(SCALE: 1 INCH = 20 FEET)



Westwood
Professional Services, Inc.

CITY OF CHANHASSEN

A Community for Life

Application:	Requesting Preliminary & Final Plat (Planning Case #2025-01)
Staff Report Date:	October 7, 2026
Drafted By:	Rachel Arsenault, Planner II
Planning Commission Review Date:	October 6, 2026
City Council Review Date:	October 12, 2026

PROPOSED MOTION:

"The Chanhassen City Council approves the preliminary and final plat for the Pioneer Ridge 2nd Addition subdivision subject to the conditions of approval and adopts the attached Findings of Fact and Decision."

SUMMARY OF REQUEST: The Applicant is requesting preliminary and final plat approval for the replatting of the 40 attached townhome lots. This request is to extend the rear lot line of each parcel by 5 feet; the additional area will be taken from the HOA common lots.

LOCATION:	See Image
PID:	256180150 - 256180560
APPLICANT:	Pioneer Ridge, LLC
PROPERTY OWNER:	Pioneer Ridge, LLC
PRESENT ZONING:	R-8- Mixed Medium Density
2040 LAND USE PLAN:	Residential- Medium Density (4.1-8.0 units/net acre)
ACREAGE:	6.22 Acres (gross) 6.22 acres (net)
DENSITY:	6.4 units/acre (gross), 6.4 units/acre (net)



LEVEL OF CITY DISCRETION IN DECISION-MAKING:
The city's discretion in approving or denying a preliminary and final plat is limited to whether or not the proposed plat meets the standards outlined in the Subdivision Regulations and Zoning Ordinance. If it meets these standards, the city must approve the proposed plat. This is a quasi-judicial decision.

APPLICABLE REGULATIONS
Chapter 18, Subdivision
Chapter 20, Article XXIV-2, "R-8" Mixed Medium Density Residential District

PROPOSAL/SUMMARY
The Applicant is proposing the replatting of the Pioneer Ridge development for the 40 attached townhome lots.

REQUEST FOR PRELIMINARY AND FINAL PLAT APPROVAL - SUBDIVISION REVIEW

This proposed replat is for the Pioneer Ridge subdivision; the final plat was previously approved by City Council on September 8, 2025. Pioneer Ridge is a subdivision consisting of 54 lots, including 14 detached townhomes and 40 attached townhome lots.

The proposed plat for Pioneer Ridge 2nd Addition incorporates an additional 5 feet of depth to the rear of each attached townhome lot. This will cause a reduction in the common HOA lots that encompass the properties. New drainage and utility easements will be dedicated and will adhere to the newly proposed lot lines. This alteration will not change the original proposed drainage or topography.

Gas utilities serving these homes were elected to be installed in the front yard rather than along the rear yards, which requires the attached townhomes to be pushed deeper into the individual attached townhome lots. The attached townhomes are planned to have both decks and patios, which cannot extend into the common HOA land. The additional 5 feet of lot depth will allow the planned decks and patios to be constructed as anticipated.

The Applicant shall update the subdivision plat area and density calculations shown on the second addition plat to be consistent with the plat area of the proposed second addition and density. The correct plat area and density calculation is noted on the first page of this staff report, and it conforms with City Code.

When considering a subdivision application, City Code directs the City to consider seven (7) aspects of the proposed subdivision. The seven (7) considerations and findings are as follows:

a) The proposed subdivision is consistent with the zoning ordinance.

   Finding: Subdivision meets all of the requirements of the "R-8" Mixed Medium Density Residential District.

b) The proposed subdivision is consistent with all applicable city, county and regional plans including but not limited to the City's Comprehensive Plan;

Finding: Subdivision is consistent with applicable city, county and regional plans including the City's Comprehensive Plan.

c) The physical characteristics of the site, including but not limited to topography, soils, vegetation, susceptibility to erosion and siltation, susceptibility to flooding, and stormwater drainage are suitable for the proposed development;

Finding: The subject property is suitable for the proposed development.

d) The proposed subdivision makes adequate provision for water supply, storm drainage, sewage disposal, streets, erosion control and all other improvements required by the subdivision ordinance;

Finding: The development plans adequately demonstrate the ability to serve the site with sanitary, water, and stormwater utilities as well as provisions for private streets and erosion control.

e) The proposed subdivision will not cause significant environmental damage subject to compliance with the conditions of approval;

Finding: The proposed subdivision conforms to City Code for purposes of preservation of bluff areas as well as the city's requirements for landscaping replacement plantings associated with proposed tree removals.

f) The proposed subdivision will not conflict with easements of record;

Finding: The proposed subdivision has relocated overhead power lines. As a result, the proposed subdivision does not conflict with easements of record.

g) The proposed subdivision is not premature. A subdivision is premature if any of the following exists:

1) Lack of adequate stormwater drainage.

2) Lack of adequate roads.

3) Lack of adequate sanitary sewer systems.

4) Lack of adequate off-site public improvements or support systems.

Finding: The proposed subdivision is not premature as it has adequate plans for stormwater drainage, adequate roadways, sanitary sewer systems, and public improvements and support systems.

PLANNING COMMISSION RECOMMENDATION

The Chanhassen Planning Commission recommended approval of the preliminary plat as proposed.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary and final plat as proposed.

CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA

FINDINGS OF FACT
AND DECISION

IN RE: Application of Pioneer Ridge LLC – Planning Case No. 2025-01, Pioneer Ridge.

Request for **Preliminary and Final Plat Approval** for a multi-family residential subdivision for 40 attached townhomes.

On October 12, 2026, the Chanhassen City Council met at its regularly scheduled meeting to consider the application of Pioneer Ridge LLC for a townhome residential development. The City Council and now makes the following:

FINDINGS OF FACT

1. On September 15, 2026, the City received a land use application for the property legally described in attachment Exhibit A for the following:

    A. A preliminary & final plat application for replatting a 40-lot subdivision of mixed medium density residential.

2. The property is currently zoned R-8 Mixed Medium Density Residential.

3. The property is guided by the Land Use Plan for Medium Density Residential.

4. **SUBDIVISION FINDINGS**

    a) The proposed subdivision is consistent with the zoning ordinance.

    Finding: The subdivision meets all of the requirements of the "R-8" Mixed Medium Density Residential District.

    b) The proposed subdivision is consistent with all applicable city, county and regional plans including but not limited to the City's Comprehensive Plan;

    Finding: The subdivision is consistent with applicable city, county and regional plans including the City's Comprehensive Plan.

    c) The physical characteristics of the site, including but not limited to topography, soils, vegetation, susceptibility to erosion and siltation, susceptibility to flooding, and stormwater drainage are suitable for the proposed development;

    Finding: The subject property is suitable for the proposed development.

d) The proposed subdivision makes adequate provision for water supply, storm drainage, sewage disposal, streets, erosion control and all other improvements required by the subdivision ordinance;

Finding: The development plans adequately demonstrate the ability to serve the site with sanitary, water, and stormwater utilities as well as provisions for private streets and erosion control.

e) The proposed subdivision will not cause significant environmental damage subject to compliance with the conditions of approval;

Finding: The proposed subdivision conforms to City Code for purposes of preservation of bluff areas as well as the city's requirements for landscaping replacement plantings associated with proposed tree removals.

f) The proposed subdivision will not conflict with easements of record;

Finding: The proposed subdivision has relocated overhead power lines. As a result, the proposed subdivision does not conflict with easements of record.

g) The proposed subdivision is not premature. A subdivision is premature if any of the following exists:

1) Lack of adequate stormwater drainage.
2) Lack of adequate roads.
3) Lack of adequate sanitary sewer systems.
4) Lack of adequate off-site public improvements or support systems.

Finding: The proposed subdivision is not premature as it has adequate plans for stormwater drainage, adequate roadways, sanitary sewer systems, and public improvements and support systems.

5. The planning report Planning Case 2025-01, dated October 7, 2026, prepared by Rachel Arsenault, et al, is incorporated herein.

DECISION

The City Council adopts the attached findings of fact and decision that the City Council grants Preliminary and Final Plat approval for a multi-family residential subdivision for 40 attached townhomes.

ADOPTED by the Chanhassen City Council this _____ day of _____, 202_.

CHANHASSEN CITY COUNCIL

BY:_____

Its Mayor

BY:_ _____

Its City Manager

EXHIBIT A

Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 35, Block 1;
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21,
Block 2, Pioneer Ridge, Carver County, Minnesota.

City Council Item

October 12, 2026

Item	Design contract for EWTP Biological Treatment Feasibility Study	
File No.	ENG 23-18	**Item No:** D.6
Agenda Section	**CONSENT AGENDA**	
Prepared By	Charlie Howley, Director of Public Works/City Engineer	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

"The Chanhassen City Council approves a contract amendment with WSB to prepare a feasibility study for Biological Treatment at the East Water Treatment Plant."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Operational Excellence

SUMMARY

Consider approving a contract amendment in order for the consultant (WSB) to prepare a feasibility study on conversion of the East Water Treatment Plant to biological filttration.

BACKGROUND

WSB completed a Pilot Study in 2025 to determine if the change in water treatment process at the EWTP would be viable. The results of that study indicated the modified filtration process could be pursued. The next step is to determine the actual scope of improvements and the related costs should the city consider changing filtration processes.

DISCUSSION

The goal for this feasibility study is to fully assess and document the challenges, costs, operational savings, benefits, and best practices associated with implementing biological filtration at the EWTP.

The scope of services and fee proposal is attached.

The feasibility study should take approximately 4 months to complete.

Upon completion of the feasibility study, the city would then decide whether or not to move ahead with the process change, complete final design, and authorize construction.

BUDGET

The fee for preparing the feasibility study is $59,620 which is appropriate for the scope of services provided. The existing contract will be amended to cover the additional fee. This expense will come from the Engineering Consulting line item in the Water Enterprise fund.

RECOMMENDATION

Staff recommends approval of the contract amendment to advance with the feasibility study.

ATTACHMENTS

PSA Amendment - Biofiltration Feasibility Study
Chanhassen EWTP Biofiltration Feasibility Study Proposal

PROFESSIONAL SERVICES AGREEMENT AMENDMENT

BIOLOGICAL WATER TREATEMENT STUDY AT CHANHASSEN EWTP

AMENDMENT No. 1 of existing **AGREEMENT** made this 12th day of October 2026, by and between the **CITY OF CHANHASSEN,** a Minnesota municipal corporation ("City") and **WSB & Associates, Inc.** ("Consultant").

IN CONSIDERATION OF THEIR MUTUAL COVENANTS, THE AGREEMENT DATED DECEMBER 11, 2023, IS AGREED BY THE PARTIES TO BE AMENDED AS FOLLOWS:

1. **SCOPE OF SERVICES.** The **SCOPE OF SERVICES** are hereby modified to include a feasibility study based on the successful results of the pilot study. The feasibility study **SCOPE OF SERVICES** is outlined in the attached Consultant proposal dated April 30, 2026.

2. **COMPENSATION.** The existing total fee of $39,000.00 is hereby modified by $59,620.00, inclusive of expenses, resulting in a total revised fee of $98,620.00.

3. **AMENDMENT TERMS.** All other terms of the original **AGREEMENT** remain unchanged and unaffected by this **AMENDMENT**.

Dated: _____, 2026. **CITY OF CHANHASSEN**

BY: _____
Elise Ryan, Mayor

BY: _____
Laurie Hokkanen, City Manager

Dated: October 2, 2026.

WSB AND ASSOCIATES, INC.

BY: Steven G. Nelson, P.E.

Its Director of Water/Wastewater

April 30, 2026

Mr. Charles Howley
Director of Public Works; City Engineer
City of Chanhassen
7700 Market Boulevard P.O. Box 147
Chanhassen, MN 55317

Re: Letter of Agreement for Professional Engineering Services
Chanhassen East Water Treatment Plant (EWTP) Biological Filtration Feasibility Study

Dear Mr. Howley:

Congratulations! Your proactive efforts to investigate a new, more sustainable, and natural way to treat Chanhassen's drinking water revealed that Biological Filtration may have the potential to greatly benefit your community and your drinking water customers.

The Biological Filtration Pilot Study you pursued:

1) Achieved good iron, manganese, and ammonia removal, using filter beds matching those at Chanhassen's existing East Water Treatment Plant (EWTP); and
2) Achieved said removals while demonstrating filter runtimes 5.5× higher than full-scale and while operating at filter loading rates 67% higher than achieved by -- and approved for -- your WTP's full-scale conventional filtration method.

The key practical implication of these results is that the capacity of Chanhassen's EWTP could be increased by operating the existing filters at up to 5.0 gpm/ft^2 (versus the current 3.0 gpm/ft^2) without building new facilities or expanding existing facilities and with a lower backwashing frequency, lower chemical costs, and long-term net cost savings.

WSB appreciates the opportunity to propose a Biological Filtration Feasibility Study. During this study we will provide professional services that will help the City of Chanhassen ("The City") investigate how to maximize the benefits of this new, more sustainable, and natural way of treating its drinking water.

Engineering Services Goal:
The City's goal for this feasibility study is to fully assess and document the challenges, costs, operational savings, benefits, best practices, and public engagement associated with implementing biological filtration at the Chanhassen EWTP.

Scope of Work:
The proposed scope of work includes "Task 1" through "Task 8", outlined below.

Task 1: Project Management and Work Group Meetings

WSB will lead project management, coordination, and communication. Project team members and stakeholders will be kept informed regarding project challenges, opportunities, schedule, and project budget in the interest of providing the greatest possible value to the City.

178 E 9TH STREET | SUITE 200 | SAINT PAUL, MN | 55101 | 651.286.8450 | WSBENG.COM

The proposed work plan will include four (4) meetings with City staff; some WSB participants may attend these meetings virtually.

Kick-off Meeting: WSB will schedule an initial meeting with City staff that may be involved in the project to provide an overview of the project, establish communication, and begin planning for the project's success.

Two Intermediate Work Group Meetings: WSB will plan and lead two (2) work group meetings with City staff and will actively facilitate input to help the City identify preferred improvements and operational solutions. WSB intends to work closely with the City so final deliverables reflect the City's wishes.

Draft Report Review Meeting: WSB will hold a meeting with City staff to review the draft report and solicit recommendations.

Task 2: Complete a Matterport Scan of the EWTP

WSB will capture, process, and publish a 3D Matterport scan of the existing EWTP for improvements tracking, data storage, collaboration, and as a design reference. The Matterport scan will be hosted on WSB's enterprise account and will not represent an additional expense to the City aside from the 3.9% overall engineering fee component included in Section 1.2. Once the 3D scan is published, WSB will provide links for asset management and as an as-built reference for subsequent full-scale biological filtration improvements.

For the City's knowledge of what to expect from a Matterport scan, reference WSB's legacy scan of the Chanhassen West Water Treatment Plant (WWTP): https://my.matterport.com/show/?m=cDT9CqQZ3yc. Additional details will be provided in the Kick-off Meeting.

Task 3: Complete Filter DO Testing

WSB will collect multiple representative pre-filter samples for dissolved oxygen (DO) concentrations from existing full-scale filters. Measurements will be collected downstream of cascading filter weirs in accordance with MDH recommendations.

If existing DO concentrations in full-scale filters are in accordance with Section 6.1 of the pilot study report, supplementary aeration will not be required for biological filtration.

Task 4: Investigate Modifications Needed at the EWTP

WSB staff will assess performance of the existing EWTP and identify modifications needed to accommodate the City's current and future drinking water demands with biological filtration. Types of expected modifications are listed below:

Process Modifications - will be needed to accommodate the aeration, chemical feed, filtration, and filter backwash requirements of biological filtration. Aeration improvements are pending filter DO testing, and filter backwash modifications will not be required.

Operational Modifications - will be needed to ensure ongoing maintenance, monitoring, and optimization of biological filtration.

Temporary/Phased Monitoring - will be required by the Minnesota Department of Health (MDH) as biological filtration is being implemented.

EWTP Capacity Modifications - other modifications may be required to accommodate the City's future water demands as needed.

WSB will include MDH documents as Appendices to the Biological Filtration Feasibility Study report. Likely appendices include:

Appendix A: MDH Plan Review Approval Letter for the Biological Pilot Study

Task 5: Opinion of Probable Cost

WSB will prepare a preliminary opinion of probable cost (OPC) for proposed modifications selected by the City and required by MDH.

Task 6: WTP Expansion Life Cycle Cost / Break-Even Analysis

WSB will prepare a 30-year projection of EWTP life cycle costs, per unit water produced, comparing conventional filtration (default) to biological filtration. The analysis will factor in items such as capital costs, operational costs, chemical use, and future renovation costs.

To complete this analysis, WSB will use data collected during the pilot study as well as historical chemical cost data and water demand projections provided by the City.

Task 7: Feasibility Study Report

WSB will develop a Feasibility Study Report to fully document the challenges, costs, operational savings, additional benefits, best practices, and public engagement associated with implementing biological filtration at the Chanhassen EWTP. Upon review by and solicitation of feedback from the City, WSB will submit this Report to MDH for approval.

In accordance with the MDH Plan Review Approval Letter for the Biological Pilot Study dated March 18, 2026, WSB will investigate how finished water from a converted (biological) EWTP would blend in the distribution system with finished water from the conventional WWTP, including ramifications for system water quality.

Task 8: Subconsultant – Design Tree

WSB will work with our preferred Mechanical Engineer, Design Tree Engineering (DTE), to assess HVAC and insulation improvements to the EWTP Filter Gallery for the purposes of elevating pre-filter water temperatures in accordance with Section 6.8 of the pilot study report. DTE scope will include meetings, site visits, investigation, and preparation of a design narrative as required.

Schedule

WSB will work with the City and MDH to establish a schedule that works for both parties.

We anticipate that the majority of WSB's work could be completed within 16 weeks of notice to proceed. It may then take an additional 8 weeks to receive MDH approval letter(s), for inclusion as Appendices in the final report (see Task 4 above).

In total, WSB anticipates that the final report will be available within 24 weeks of the notice to proceed.

Fees

WSB will complete the proposed scope of work for an hourly, not-to-exceed fee of $59,620. The estimated fee breakdown by task is shown below.

Task No	Description	Estimated Fee
1	Project Management and Work Group Meetings	$ 10,230
2	WTP Matterport Scan	$ 2,320
3	Filter DO Testing	$ 620
4	Investigation of Modifications Needed at the WTP	$ 20,740
5	Opinion of Probable Cost	$ 2,430
6	WTP Expansion Life Cycle Cost & Break-Even Analysis	$ 5,255
7	Feasibility Study Report	$ 14,725
8	Subconsultant – Design Tree	$ 3,300
	Total Estimated Fee	**$ 59,620**

If you are in agreement with the scope of services herein, please sign the bottom of this letter and return a copy to WSB. Our receipt of an executed copy will be WSB's notice to proceed.

If you have any questions about this proposal, please feel free to call me at (612) 258-8152.

Sincerely,

WSB

Steve Nelson, PE
Director, Water/Wastewater
(612) 258-8152

ACCEPTED BY:
City of Chanhassen

Name _____

Title _____

Date _____

City Council Item

October 12, 2026

Item	Approve Interim City Manager Agreement	
File No.		**Item No:** D.7
Agenda Section	**CONSENT AGENDA**	
Prepared By	Laurie Hokkanen, City Manager	
Reviewed By		

SUGGESTED ACTION "The City Council approves the Employment Agreement with Brian Heck and authorizes the Mayor and City Manager to sign it."	
Motion Type	Simple Majority Vote of members present
Strategic Priority	Operational Excellence

SUMMARY

Staff recommends approval of an employment agreement with Brian Heck to serve as Interim City Manager beginning December 7, 2026. The agreement provides continuity of leadership between the current City Manager's departure on December 4, 2026, and the start of a permanent City Manager. Mr. Heck would be paid $125 per hour, generally work 32 hours per week, and receive no insurance benefits or paid time off.

BACKGROUND

DISCUSSION

BUDGET

At 32 hours per week, wages are $4,000 per week, or about $17,300 per month. At the 40-hour maximum, wages are $5,000 per week, or about $21,700 per month. The City also pays the employer share of PERA and payroll taxes. These costs will be paid from the City Manager salary and benefits line in the Administration budget, which is otherwise unspent while the position is vacant.

RECOMMENDATION

Staff recommends that the City Council approve the Employment Agreement with Brian Heck and authorize the Mayor and City Manager to sign it.

ATTACHMENTS

Chanhassen Employment Agreement Brian Heck

EMPLOYMENT AGREEMENT

AGREEMENT made this 12th day of October, 2026, by and between the **City of Chanhassen** ("City") and Brian Heck ("Employee").

The parties agree as follows:

1. **POSITION.** City agrees to employ Employee as its Interim City Manager effective December 7, 2026. Employee agrees to serve as Interim City Manager in accordance with the position description and to perform the duties and responsibilities of the position, as well as duties assigned to him from time to time by the City.

2. **PERA.** Employee shall be enrolled in PERA as required by law.

3. **SALARY.** City shall pay Employee a salary of $125 per hour.

4. **HOLIDAYS.** City shall provide Employee the same holidays as enjoyed by other non-represented employees.

5. **BENEFITS.** No health insurance, dental insurance, life insurance, or other similar benefits shall be provided. Employee will not accrue PTO but will earn paid sick and safe leave in accordance with state law.

6. **REIMBURSED EXPENSES.** City will reimburse Employee for reasonable and necessary job-related expenses, as allowed for all City employees.

7. **HOURS OF WORK.** Employee will generally work 32 hours per week, depending upon workload. The employee is authorized to work 40 hour per week if he determines it is required to meet the obligations of the job.

8. **GENERAL CONDITIONS OF EMPLOYMENT.** Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of City to terminate the services of Employee at any time, for any reason, subject only to the provisions of this Agreement. Furthermore, nothing in this Agreement shall prevent, limit or otherwise interfere with the right of Employee to resign at any time from his position with the City, subject only to the provisions of this Agreement.

Elise Ryan
Mayor

Brian Heck
Employee

Laurie Hokkanen
City Manager

City Council Item

October 12, 2026

Item	Adopt 2027 Meeting Schedule	
File No.		**Item No:** D.8
Agenda Section	**CONSENT AGENDA**	
Prepared By	Jenny Potter, City Clerk	
Reviewed By		

SUGGESTED ACTION "The Chanhassen City Council adopts the 2027 City Meeting Schedule."	
Motion Type	Simple Majority Vote of members present
Strategic Priority	Operational Excellence

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

Staff recommends that the City Council adopt the attached 2027 Meeting Calendar.

ATTACHMENTS

2027 meeting calendar

CITY OF CHANHASSEN
2027 MEETING SCHEDULE

JANUARY

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

FEBRUARY

S	M	T	W	T	F	S
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28						

MARCH

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28	29	30	31			

APRIL

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MAY

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23	24	25	26	27	28	29
30	31					

JUNE

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27	28	29	30			

JULY

S	M	T	W	T	F	S
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18	19	20	21	22	23	24
25	26	27	28	29	30	31

AUGUST

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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

SEPTEMBER

S	M	T	W	T	F	S
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19	20	21	22	23	24	25
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OCTOBER

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24	25	26	27	28	29	30
31						

NOVEMBER

S	M	T	W	T	F	S
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

DECEMBER

S	M	T	W	T	F	S
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

City Holidays

Council Meetings: 2nd & 4th Mondays - 5:30 pm Work Session, 7:00 pm Regular Meeting

Planning Commission: 1st & 3rd Tuesdays - 6:00pm

Exceptions: August 3, moved to Aug 2 due to Night to Unite, Nov. 2 moved to Nov. 1 for elections

Park & Recreation Commission: 4th Tuesday - 6:00pm (2nd Tue in Dec)

Environmental Commission: 2nd Wednesday - 6:00pm (No meeting in Aug)

Commission on Aging: 3rd Friday - 10:00am

Exceptions: No meeting in July June 18 moved to June 23, no meeting in December

Night to Unite (No City Meetings)

Election Days - school board - possible special election (No City Meetings)

School District Spring Breaks

G:\Agendas\Annual Meeting Calendars\2027 meeting calendar

Updated 9/30/2026

City Council Item

October 12, 2026

Item	Encroachment Agreement at 581 Fox Hill Drive (Lot 1, Block 1, Fox Ridge Estates)	
File No.	N/A	**Item No:** D.9
Agenda Section	**CONSENT AGENDA**	
Prepared By	Stacy Osen, Administrative Support Specialist	
Reviewed By	Charlie Howley	

SUGGESTED ACTION

"The Chanhassen City Council approves an Encroachment Agreement identifying encroachments upon an existing public drainage and utility easement located on 581 Fox Hill Drive (Lot 1, Block 1, Fox Ridge Estates)."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Asset Management

SUMMARY

N/A

BACKGROUND

The property owners of 581 Fox Hill Drive (Michael Rohlfsen and Mimi Cho-Rohlfsen) desire to add large stone pavers on the subject property that encroaches on easement area. The property is legally described as Lot 1, Block 1, Fox Ridge Estates. Since the improvements encroach within the easement that has active public sewer and water utilities, an Encroachment Agreement (EA) is needed to document that the property owner is fully responsible for the private improvements within the easement due to any city maintenance activities.

DISCUSSION

The attached EA was drafted by the City Attorney's office and is signed by the property owners. Upon city approval and execution, the EA will be recorded against the property.

BUDGET

N/A

RECOMMENDATION

Staff recommends City Council approve the Encroachment Agreement.

ATTACHMENTS

581 Fox Hill Drive -EA 10.12.26

(reserved for recording information)

ENCROACHMENT AGREEMENT

AGREEMENT made this ____ day of _____, 2026, by and between the **CITY OF CHANHASSEN,** a Minnesota municipal corporation ("City"), and **MICHAEL ROHLFSEN** and **MIMI CHO-ROHLFSEN** a married couple. ("Owners").

1. **BACKGROUND.** Owners are the fee owners of certain real property located in the City of Chanhassen, County of Carver, State of Minnesota, legally described as follows:

Parcel ID No. 25.3070010

Lot 1, Block 1, Fox Ridge Estates, Carver County, Minnesota.

(Torrens Property, COT #44120.0)

having a street address of 581 Fox Hill Drive, Chanhassen, Minnesota 55317 ("Subject Property"). The City owns easements for sanitary sewer and watermain purposes over a portion of the Subject Property ("Easement Area"). Owners desire to add large stone pavers on the Subject Property that encroaches on the Easement Area as depicted on the attached Exhibit "A".

2. **ENCROACHMENT AUTHORIZATION.** The City hereby approves the encroachment of the large stone pavers in its Easement Area on the Subject Property subject to the conditions set forth in this Agreement. Further conditions of encroachment approval are:

- The City shall have no responsibility to maintain, repair or replace the large stone pavers located within the Easement Area.
- The large stone pavers that are installed on the Subject Property and in the Easement Area must not impact or increase water drainage on the abutting properties or cause any adverse damage patterns or erosion to the abutting properties.
- The Owners, their heirs, successors and assigns, are fully responsible and liable for any and all damage caused to the large stone pavers because of them being installed in the Easement Area.
- The Owners of the Subject Property will own and maintain the large stone pavers.

Further, Owners agree that the large stone pavers shall be installed consistent with all applicable federal, state and local laws and regulations.

3. HOLD HARMLESS AND INDEMNITY. In consideration of being allowed to encroach in the Easement Area, Owners, for themselves, their heirs and assigns, hereby agree to indemnify and hold the City harmless from any damage caused to the Subject Property, including the large stone pavers in the Easement Area, caused in whole or in part by the encroachment into the Easement Area.

4. TERMINATION OF AGREEMENT. The City may terminate this Agreement at any time if it is reasonably necessary for the City to occupy the easement areas for drainage or utility purposes and the large stone pavers are inconsistent with the City's use of the easement. Prior to termination, the City will give the then owners of the Subject Property thirty (30) days advance written notice, except that no notice period will be required in the case of an emergency condition as determined solely by the City and this Agreement may then be terminated immediately. The property owners shall remove that portion of the fence to the extent it impacts the Easement Area to the effective date of the termination of this Agreement. If the owners fail to do so, the City may remove the large stone pavers to the extent it impacts the Easement Area and charge the cost of removal back to the owners for reimbursement.

5. RECORDING. This Agreement shall run with the land and shall be recorded against the title to the Subject Property.

CITY OF CHANHASSEN

By _____
Elise Ryan, Mayor

(SEAL)

And _____
Laurie Hokkanen, City Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by **Elise Ryan** and by **Laurie Hokkanen**, respectively the Mayor and City Manager of the **City of Chanhassen,** a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

PROPERTY OWNERS:

Michael Rohlfsen

Mimi Cho-Rohlfsen

STATE OF MINNESOTA)
)ss.
COUNTY OF Carver)

The foregoing instrument was acknowledged before me this 6 day of October, 2026, by **Michael Rohlfsen**, spouse to Mimi Cho-Rohlfsen.

AMY K. WEIDMAN
Notary Public-Minnesota
My Commission Expires Jan. 31, 2032

Amy K Weidman
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF Carver)

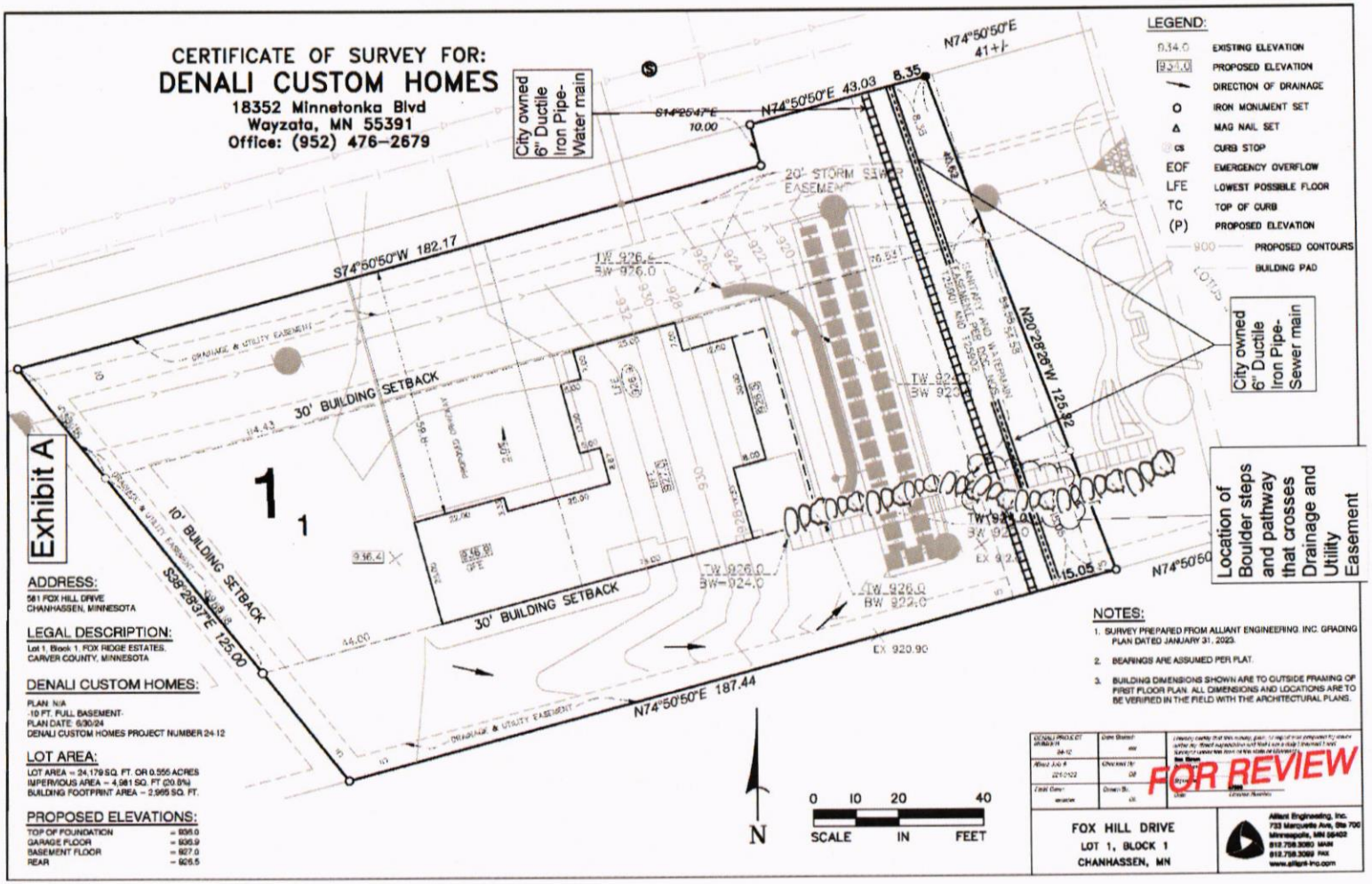
The foregoing instrument was acknowledged before me this 6 day of October, 2026, by **Mimi Cho-Rohlfsen** spouse to Michael Rohlfsen.

AMY K. WEIDMAN
Notary Public-Minnesota
My Commission Expires Jan. 31, 2032

Amy K Weidman
Notary Public

DRAFTED BY:
CAMPBELL KNUTSON,
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000
AMP/amt

EXHIBIT "A"



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City Council Item

October 12, 2026

Item	Resolution 2026-XX: Call for Public Improvement Hearing for the Bluff Creek Drive Rehabilitation Project	
File No.	ENG 27-03	**Item No:** D.10
Agenda Section	**CONSENT AGENDA**	
Prepared By	Charlie Howley, Director of Public Works/City Engineer	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

"The Chanhassen City Council adopts a resolution calling for a public hearing to be held on October 26, 2026, regarding the Bluff Creek Drive Rehabilitation project."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Communications

SUMMARY

Formal action to 'call for a public hearing' to be held at the October 26, 2026 City Council meeting. This action is a requirement of the MS 429 process for projects that utilize assessments.

BACKGROUND

Staff utilized the City's Pavement Management Program to scope out the project limits as shown in the attached 5-year CIP map. A feasibility study is being prepared and will be presented to the City Council as part of the public hearing on October 26, 2026.

The project page is available at: https://www.chanhassenmn.gov/government/projects/street-projects/bluff-creek-drive-rehabilitation-project

DISCUSSION

The pavement is proposed to be rehabilitated via a full depth reclamation. Most of the existing curb will remain. Minor drainage improvements will be included. Traffic safety improvements will be analyzed and included as deemed prudent. The city is in discussions with Carver County concerning what improvements should be made at the MN River Bluffs Regional Trail crossing and adjacent trailhead area. Improvements made on the regional trail would be funded by the County.

BUDGET

The total project budget is $550,000, as identified in the 5-yr CIP, excluding any improvements related to the regional trail.

RECOMMENDATION

Staff recommends the City Council call for a Public Hearing regarding the improvements for City Project Number 27-03 to be held during the Council meeting on October 26, 2026, to facilitate receiving public input regarding the feasibility of the project and assessments thereof.

ATTACHMENTS

Resolution 26-XX - Call Improvement PH for 27-03 Bluff Creek Drive
27-03 CIP Project Sheet
Streets 5-Year CIP Map

CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA

DATE: October 12, 2026 **RESOLUTION NO: 2026-XX**

MOTION BY: _____ **SECONDED BY:** _____

A RESOLUTION CALLING FOR A PUBLIC HEARING FOR THE BLUFF CREEK DRIVE REHABILITATION PROJECT NO. 27-03

WHEREAS, a feasibility study has been prepared by ISG for the rehabilitation of Bluff Creek Drive programmed for 2027, and this study will be received by the City Council on October 26, 2026; and

WHEREAS, the feasibility study provides information regarding whether the proposed project is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for benefitting parcels; and

WHEREAS, a public hearing shall be held on the proposed improvements on the 26th day of October, 2026, in the council chambers of the city hall at 7 p.m. and the City Clerk shall give mailed and published notice of such hearing and improvements as required by law.

NOW THEREFORE, BE IT RESOLVED by the Chanhassen City Council that the City Council will receive and consider accepting the feasibility study on October 26, 2026, and consider the improvements of such project in accordance with the study and the assessment of benefitting properties for a portion of the cost of the improvements pursuant to Minnesota Statutes, Chapter 429.

PASSED AND ADOPTED by the Chanhassen City Council this 12th day of October 2026.

ATTEST:

_____ _____

Jenny Potter, City Clerk Elise Ryan, Mayor

YES NO ABSENT

Streets - Bluff Creek Drive

Overview

Request Owner	Charlie Howley, PW Director/City Engineer
Department	Annual Pvmnt Mgmt Contracted
Form Type	Capital Improvement
Request Type	Street Construction/Reconstruction
Project Number	ST-BluffCrkDr

Description

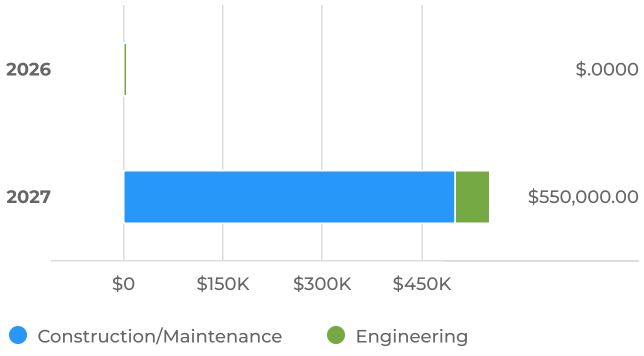
Bluff Creek Drive rehabilitation, south of TH 212 to CSAH 61

Capital Cost

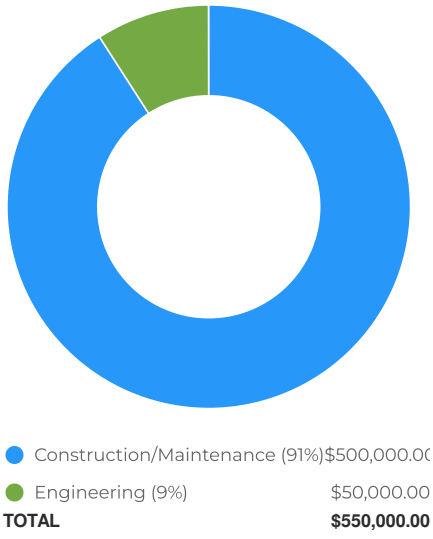
Total Budget (all years)
$550K

Project Total
$550K

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

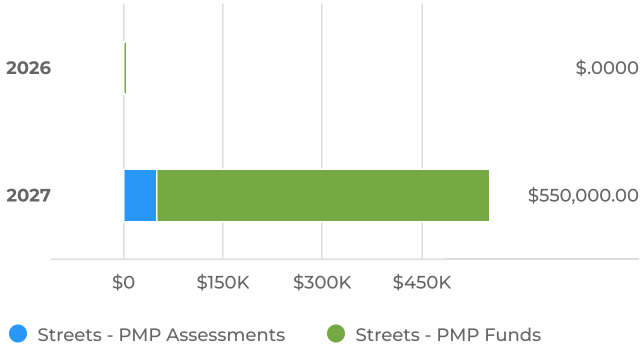
Capital Cost	FY2026	FY2027	Total
Engineering	$0	$50,000	$50,000
Construction/Maintenance	$0	$500,000	$500,000
Total	**$0**	**$550,000**	**$550,000**

Funding Sources

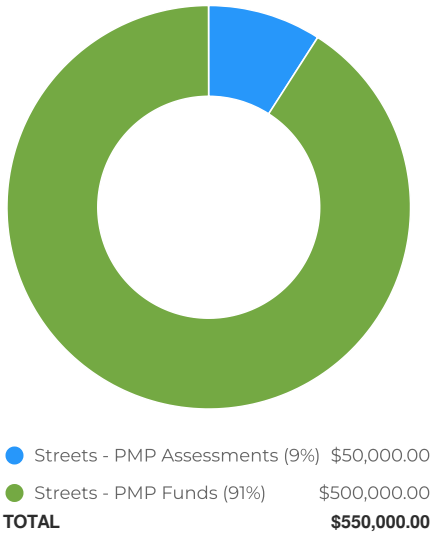
Total Budget (all years)
$550K

Project Total
$550K

Funding Sources by Year



Funding Sources for Budgeted Years

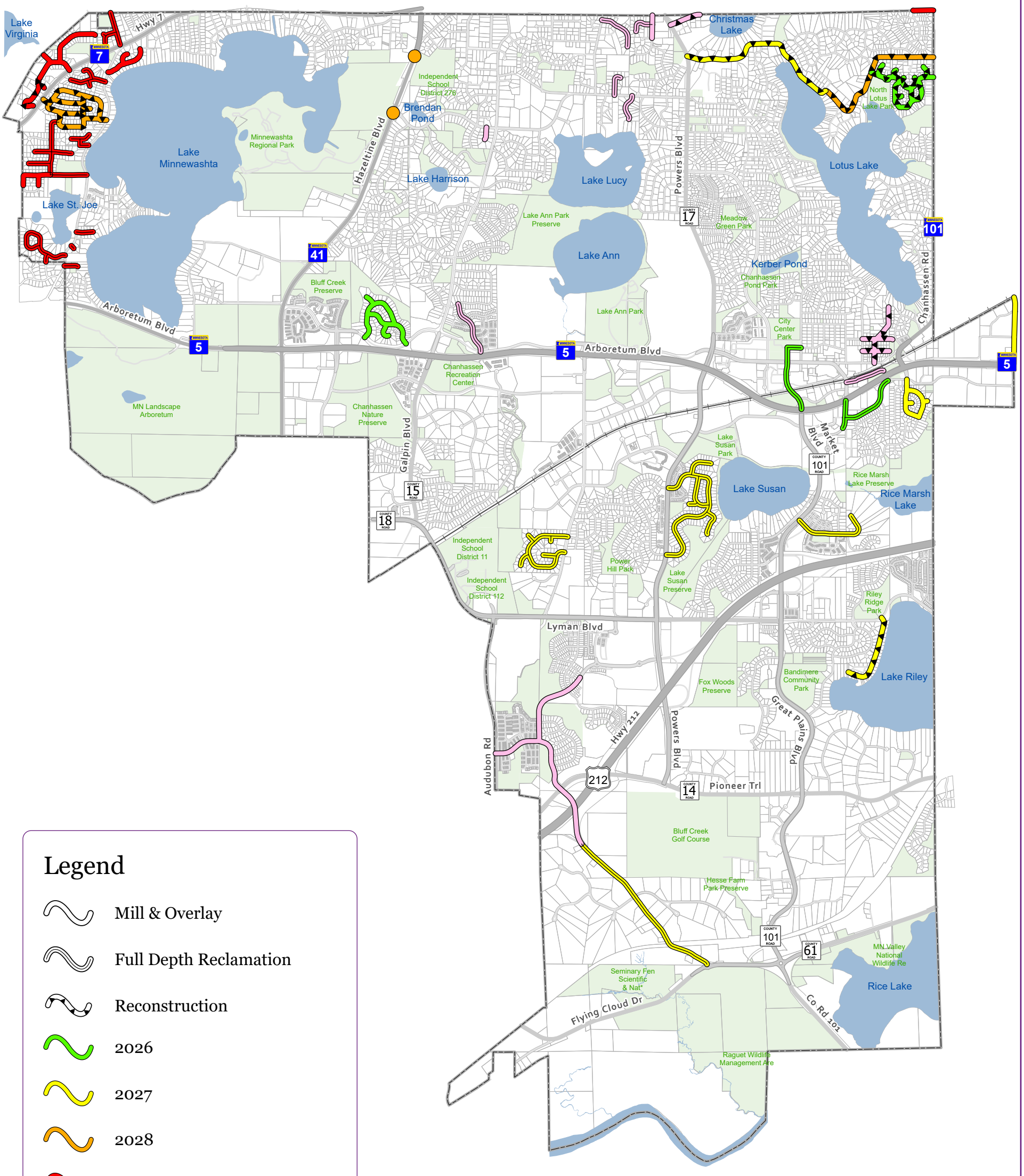


Funding Sources Breakdown

Funding Sources	FY2026	FY2027	Total
Streets - PMP Funds	$0	$500,000	$500,000
Streets - PMP Assessments	$0	$50,000	$50,000
Total	**$0**	**$550,000**	**$550,000**

City of Chanhassen

5-Year CIP Pavement Management Plan (PMP) - Streets (2026-2030)



Legend

- Mill & Overlay
- Full Depth Reclamation
- Reconstruction
- 2026
- 2027
- 2028
- 2029
- 2030

N W E S

0 3,000 Feet

0 0.5 Mile

Created By: City of Chanhassen - Engineering Department
Date Created: 12/8/2025

Document Path: K:\Departments\Engineering\CIP\2026-2030\CIP_5Year_2026-2030.aprx

City Council Item

October 12, 2026

Item	Resolution #2026-XX; Approve vacating portions of public drainage and utility easements in the Pioneer Ridge development	
File No.	Vacation No. 26-05	**Item No:** G.1
Agenda Section	**PUBLIC HEARINGS**	
Prepared By	Mackenze Grunig, Project Engineer	
Reviewed By	Charlie Howley	

SUGGESTED ACTION

"The Chanhassen City Council approves a resolution authorizing the vacation of the public drainage and utility easements as dedicated on Lots 18, 19, 20, and 35, Block 1, and on Lot 21, Block 2, Pioneer Ridge."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Development & Redevelopment

SUMMARY

Consider vacating portions of the platted public drainage and utility easements as dedicated on Lots 18, 19, 20, and 35, Block 1, and on Lot 21, Block 2, Pioneer Ridge.

BACKGROUND

The developer of Pioneer Ridge has requested to replat a portion of the site. This will allow the developer to extend the rear lot line of each parcel by 5 feet. The additional area will be taken from the HOA common lots.

The vacation has been publicly noticed consistent with Minnesota Stat. 412.851.

This action requires a Public Hearing.

DISCUSSION

The approval of this easement vacation request is contingent upon the recording of the new replat that will dedicate new public drainage and utility easements.

BUDGET

N/A

RECOMMENDATION

Staff recommends that the City Council approve the vacation of the Drainage and Utility Easements, subject to the conditions noted.

ATTACHMENTS

Resolution
Vacation Exhibit
Pioneer Ridge Plat
Pioneer Ridge 2nd Addition Plat
Notice of Public Hearing - Mail
Notice of Public Hearing - Paper
Presentation - Pioneer Ridge DU Vacation

CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA

DATE: October 12, 2026 **RESOLUTION NO: 2026-XX**

MOTION BY: _____ **SECONDED BY:** _____

RESOLUTION VACATING DRAINAGE AND UTILITY EASEMENTS

WHEREAS, the property owner, Pioneer Ridge LLC, ("Applicant") has requested the vacation of the public drainage and utility easement as legally described and depicted in Exhibit A attached hereto and incorporated herein (collectively referred to herein as "Easement"); and

WHEREAS, pursuant to Minnesota Statutes § 412.851 the City Council of the City of Chanhassen has conducted a hearing preceded by the statutorily required two (2) weeks published and posted notice and mailed notice to the abutting property owners, to consider the vacation of the Drainage and Utility Easement; and

WHEREAS, as a condition of the vacation, new public drainage and utility easements are being dedicated through the replating of the property, entitled Pioneer Ridge Second Addition, to replace the vacated portions.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Chanhassen City Council:

1. The City Council hereby vacates the public drainage and utility easements as legally described in Exhibit A subject to the conditions noted; and

2. The vacation shall not affect the authority of any person, corporation, or municipality owning or controlling the electric or telephone poles and lines, gas lines, sanitary and storm sewer lines, water pipes, mains, hydrants, and natural drainage areas thereon or thereunder, to continue maintain the same or to enter upon such way or portion thereof vacated to maintain, repair, replace, remove, or otherwise attend thereof; and

3. The City Clerk shall transmit a certified copy of this Resolution to the County Auditor and County Recorder.

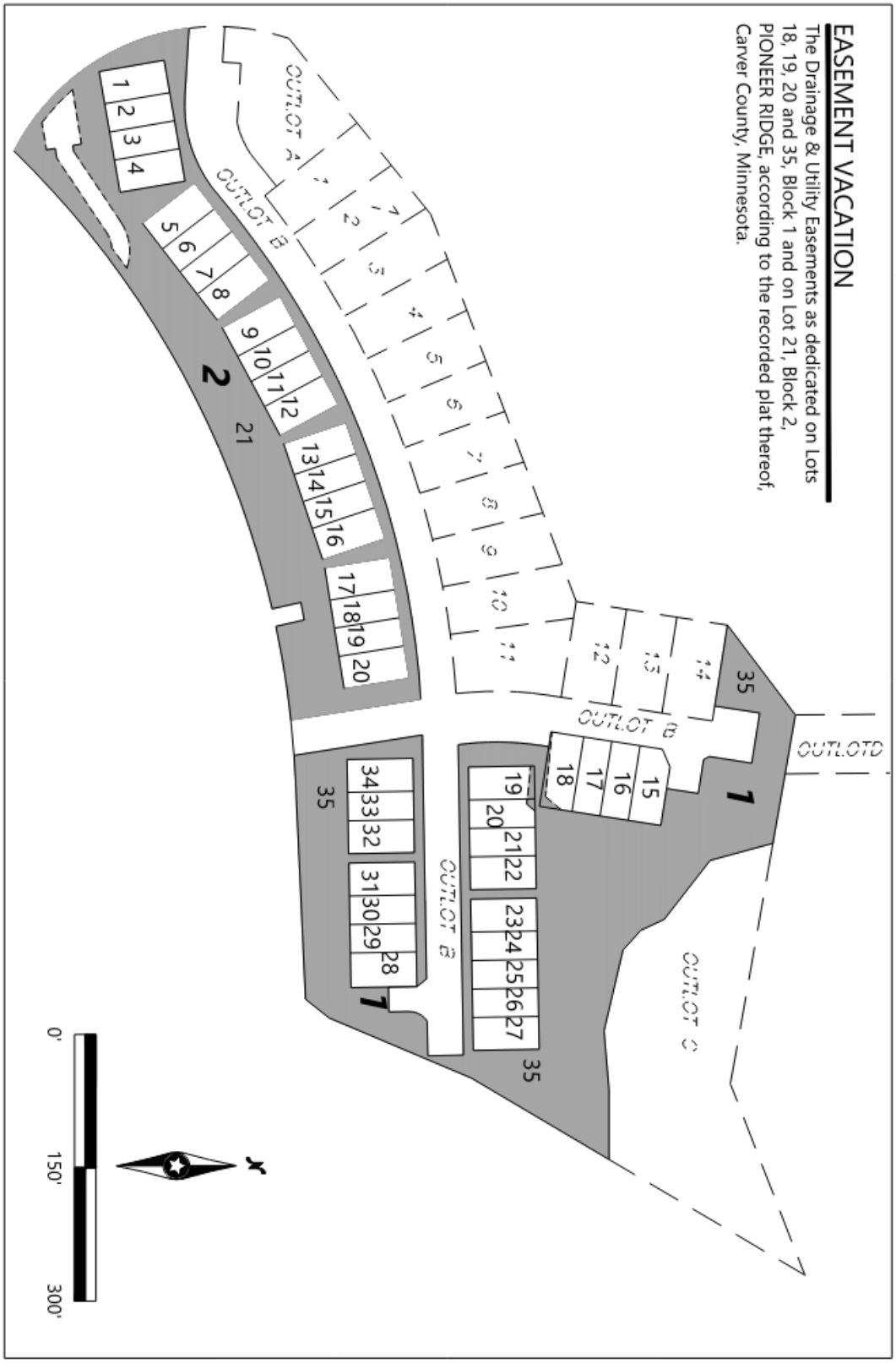
PASSED AND ADOPTED by the Chanhassen City Council this 12th day of October 2026.

ATTEST:

_____	_____
Jenny Potter, City Clerk	Elise Ryan, Mayor

YES	**NO**	**ABSENT**

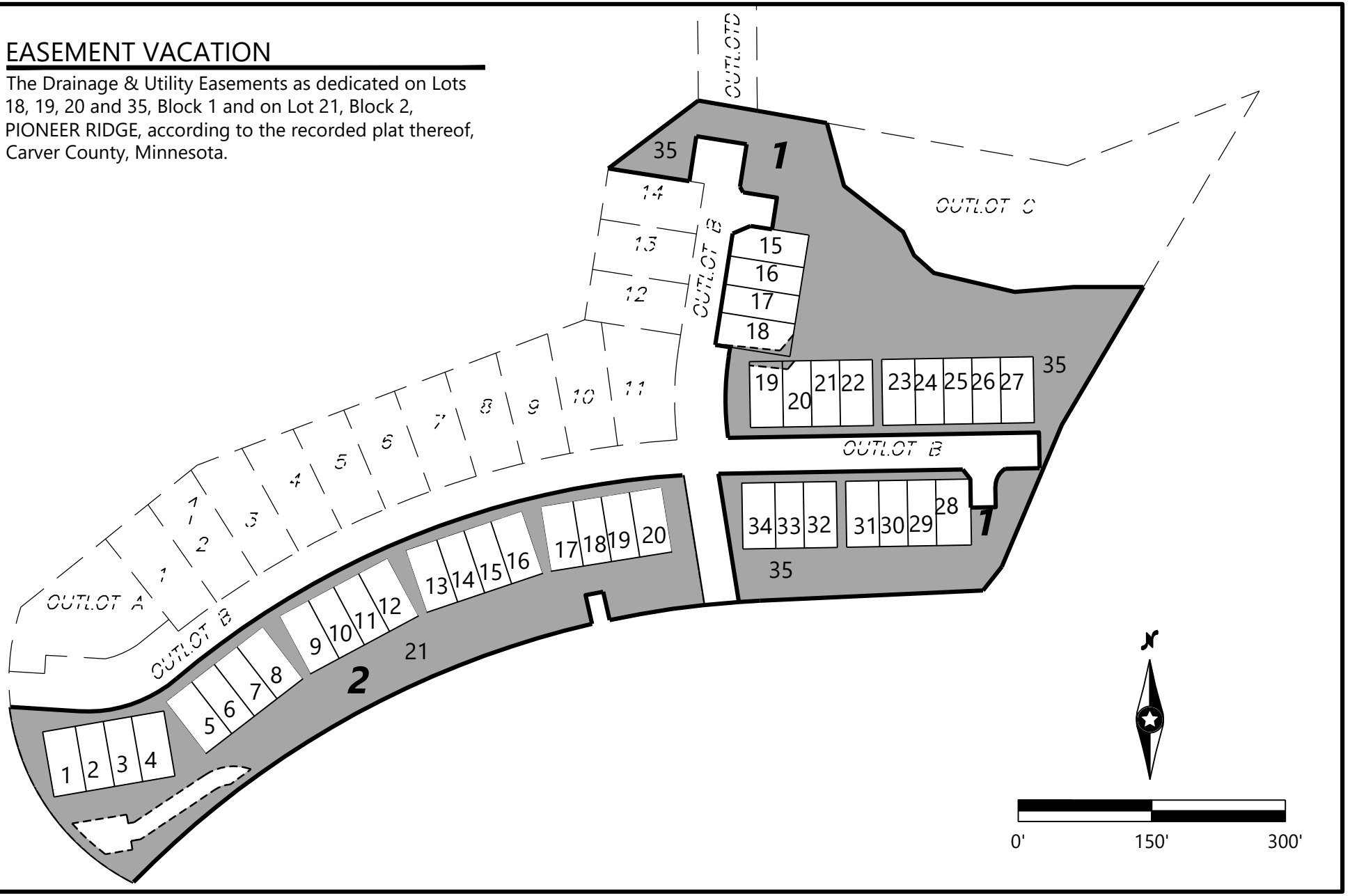
Exhibit A


EASEMENT VACATION
The Drainage & Utility Easements as dedicated on Lots 18, 19, 20 and 35, Block 1 and on Lot 21, Block 2, PIONEER RIDGE, according to the recorded plat thereof, Carver County, Minnesota.
OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
1
2
35
21
0'
150'
300'

© 2026 Westwood Professional Services, Inc.

EASEMENT VACATION

The Drainage & Utility Easements as dedicated on Lots 18, 19, 20 and 35, Block 1 and on Lot 21, Block 2, PIONEER RIDGE, according to the recorded plat thereof, Carver County, Minnesota.



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PIONEER RIDGE

DESIGNED:	.
CHECKED:	EJ
DRAWN:	SRM
FIELD CREW:	.
FIELD WORK DATE:	.

PIONEER RIDGE
2ND ADDITION

CHANHASSEN, MINNESOTA

Westwood

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150

12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com

Westwood Professional Services, Inc.
TBPELS ENGINEERING FIRM REGISTRATION NO. 11756
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

EASEMENT VACATION

PROJECT NUMBER: 0050930.00

SHEET NUMBER: 1 OF 1

DATE: 09/01/2026

OFFICIAL PLAT

PIONEER RIDGE

PLAT FILE NO. 2543
C.R. DOC. NO. A794876

2543

KNOW ALL PERSONS BY THESE PRESENTS: That Pioneer Ridge LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Carver, State of Minnesota, to wit:

That part of the Southeast Quarter of the Northeast Quarter of Section 27, Township 116 North, Range 23 West, and the Southwest Quarter of the Northwest Quarter of Section 26, Township 116 North, Range 23 West, shown as Parcel 60 on Minnesota Department of Transportation Right of Way Plat Numbered 10-20 and Minnesota Department of Transportation Right of Way Plat No. 10-43 as the same is on file and of record in the office of the County Recorder in and for Carver County, Minnesota; Which lies northwesterly, northerly and northeasterly, of Line 1 described below:

Line 1:
Commencing at Right of Way Boundary Corner B14 as shown on said Plat No. 10-20; thence southwesterly on an azimuth of 218 degrees 08 minutes 53 seconds along the boundary of said plat for 890.93 feet to Right of Way Boundary Corner B13 and the point of beginning of Line 1 to be described; thence on an azimuth of 210 degrees 36 minutes 52 seconds for 435.09 feet; thence on an azimuth of 202 degrees 57 minutes 17 seconds for 173.07 feet; thence on an azimuth of 267 degrees 24 minutes 40 seconds for 559.48 feet; thence on an azimuth of 226 degrees 00 minutes 03 seconds for 190.46 feet; thence northwesterly for 351.20 feet on a non-tangential curve, concave to the northeast, having a radius of 253.78 feet, a delta angle of 79 degrees 17 minutes 25 seconds and a chord azimuth of 339 degrees 05 minutes 19 seconds to the northwest boundary of said Plat No. 10-20 and there terminating.

TOGETHER WITH

That part of the Southeast Quarter of the Northeast Quarter of Section 27, Township 116 North, Range 23 West, and the Southwest Quarter of the Northwest Quarter of Section 26, Township 116 North, Range 23 West, shown as Parcel 60 on Minnesota Department of Transportation Right of Way Plat Numbered 10-20 and Minnesota Department of Transportation Right of Way Plat No. 10-43 as the same is on file and of record in the office of the County Recorder in and for Carver County, Minnesota, described as follows:

Commencing at Right of Way Boundary Corner B14 as shown on said Plat No. 10-20 and 10-43; thence South 38 degrees 08 minutes 53 seconds West, assumed bearing along the westerly right of way line of said Parcel 60 on Minnesota Department of Transportation Right of Way Plat Numbered 10-20 and Minnesota Department of Transportation Right of Way Plat No. 10-43, a distance of 890.93 feet to Right of Way Corner B13; thence South 30 degrees 36 minutes 52 seconds West, a distance of 435.09 feet; thence South 22 degrees 57 minutes 17 seconds West, a distance of 173.08 feet to the point of beginning; thence South 87 degrees 24 minutes 40 seconds West, a distance of 336.72 feet; thence southwesterly along a tangential curve, concave to the southeast, having a central angle of 37 degrees 35 minutes 13 seconds, a radius of 852.85 feet for an arc distance of 559.48 feet; thence South 46 degrees 00 minutes 03 seconds West, not tangent to said curve, a distance of 190.46 feet; thence southeasterly along a non-tangential curve, concave to the northeast, having a central angle of 02 degrees 47 minutes 16 seconds, a radius of 253.78 feet for an arc distance of 12.35 feet, the chord of said curve bears South 61 degrees 57 minutes 00 seconds East; thence northeasterly along a non-tangential curve, concave to the southeast, having a central angle of 32 degrees 39 minutes 40 seconds, a radius of 1050.00 feet for an arc distance of 598.55 feet, the chord of said curve bears North 60 degrees 37 minutes 44 seconds East; thence North 12 degrees 39 minutes 51 seconds West, not tangent to said curve, a distance of 33.10 feet; thence North 79 degrees 14 minutes 13 seconds East, a distance of 20.01 feet; thence South 12 degrees 39 minutes 51 seconds East, a distance of 32.50 feet; thence easterly along a non-tangential curve concave to the south, having a central angle of 09 degrees 17 minutes 51 seconds, a radius of 1050.00 feet for an arc distance of 170.39 feet, the chord of said curve bears North 82 degrees 41 minutes 59 seconds East; thence North 87 degrees 20 minutes 54 seconds East, tangent to said curve, a distance of 250.58 feet to a line that bears South 38 degrees 18 minutes 17 seconds West from said point of beginning; thence North 38 degrees 18 minutes 17 seconds East, along said line a distance of 33.76 feet to the point of beginning.

Has caused the same to be surveyed and platted as **PIONEER RIDGE** *and does hereby donate and dedicate to the public for public use forever the public ways and also dedicates the easements as shown on this plat for drainage and utility purposes only.*

In witness whereof said Pioneer Ridge LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 18 *day of* December, 20 25.

PIONEER RIDGE LLC

By Elisabeth A. Mills
Its Secretary

STATE OF Minnesota
COUNTY OF Dakota
The foregoing instrument was acknowledged before me this 18 *day of* December, 20 25, *by* Elisabeth A Mills, *its* Secretary *of Pioneer Ridge LLC, a Minnesota limited liability company, on behalf of the company.*

Colette R Allen (Signature)
Colette Renee Allen (Name Printed)

Notary Public, Scott *County, Minnesota*
My Commission Expires 1/31/2030

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

Dated this 17th *day of* December, 20 25.

Ernest M. Wirtz Jr, Licensed Land Surveyor
Minnesota License No. 63119

STATE OF MINNESOTA
COUNTY OF Hennepin
This instrument was acknowledged before me on December 17, 2025 *by Ernest M. Wirtz Jr.*

(Signature)
Shannon Meyer (Name Printed)

Notary Public, Hennepin *County, Minnesota*
My Commission Expires January 31, 2026

CITY COUNCIL, CITY OF CHANHASSEN, MINNESOTA
This plat of **PIONEER RIDGE** *was approved and accepted by the City Council of the City of Chanhassen, Minnesota at a regular meeting thereof held this* 8th *day of* September, 20 25, *and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.*

City Council, City of Chanhassen, Minnesota

By: Mayor
By: Clerk

COUNTY SURVEYOR, Carver County, Minnesota
Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this 22nd *day of* December, 20 25.

Brian Praske, County Surveyor

COUNTY AUDITOR, Carver County, Minnesota
I hereby certify that taxes payable in 20 25 *and prior years have been paid for land described on this plat. Dated this* 22nd *day of* December, 20 25.

Crystal Campos, County Auditor

By:

COUNTY RECORDER, Carver County, Minnesota
I hereby certify that this plat of **PIONEER RIDGE** *was filed this* 22nd *day of* December, 20 25, *at* 10:31 *o'clock* A *.M., as Document No.* A794876.

Kaaren Lewis, County Recorder

By:

Westwood
Professional Services, Inc.

OFFICIAL PLAT

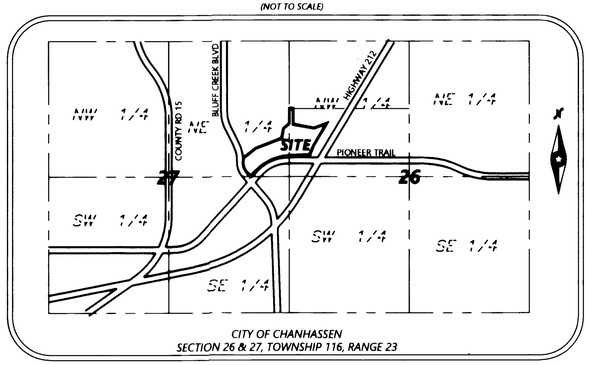
PIONEER RIDGE

PLAT FILE NO. 2543
C.R. DOC. NO. 4794876

2543

VICINITY MAP

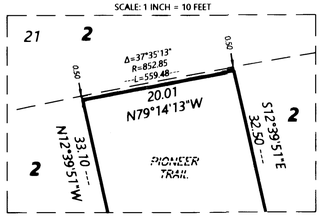
(NOT TO SCALE)



CITY OF CHANHASSEN
SECTION 26 & 27, TOWNSHIP 116, RANGE 23

DETAIL

SCALE: 1 INCH = 10 FEET



Δ ACCESS CONTROL PER MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 10-20

○ SET 1/2" BY 14" IRON REBAR WITH CAP #63119

● FOUND MONUMENT, AS SHOWN ON PLAT

◉ FOUND CARVER COUNTY CAST IRON MONUMENT

THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 116, RANGE 23, HAS A BEARING OF S 00°26'15" E (CARVER COUNTY, NAD83(2011AD.))

0 60 120 180

Westwood
Professional Services, Inc.

OFFICIAL PLAT

2543

PIONEER RIDGE

PLAT FILE NO.	2543
C.R. DOC. NO.	A794876

INSET
(FROM SHEET 2 OF 3 SHEETS)

OUTLOT A
Drainage & Utility Easement over all of Outlot A

OUTLOT B

Drainage & Utility Easement over all of Outlot B

Drainage & Utility Easement over all of Lot 35, Block 1

SCALE IN FEET
0 40 80 120
SCALE: 1 INCH = 40 FEET

ACCESS CONTROL PER MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 10-20

SET 1/2" BY 14" IRON REBAR WITH CAP #63119

FOUND MONUMENT, AS SHOWN ON PLAT

THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 116, RANGE 23, HAS A BEARING OF S 00°26'15" E (CARVER COUNTY, NAD83(2011ADJ))

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

(NOT TO SCALE)

BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES AS SHOWN ON THE PLAT

Westwood
Professional Services, Inc.

PIONEER RIDGE 2ND ADDITION

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

KNOW ALL PERSONS BY THESE PRESENTS: *That Pioneer Ridge LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Carver, State of Minnesota, to wit:*

Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 35, Block 1; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21, Block 2, all in Pioneer Ridge, Carver County, Minnesota.

Has caused the same to be surveyed and platted as ***PIONEER RIDGE 2ND ADDITION*** *and does hereby donate and dedicate to the public for public use forever the public ways and also dedicates the easements as shown on this plat for drainage and utility purposes only.*

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

PIONEER RIDGE LLC

By _____

Its _____

STATE OF _____
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____, its _____ of Pioneer Ridge LLC, a Minnesota limited liability company, on behalf of the company.

_____ _____
(Signature) (Name Printed)

Notary Public, _____ *County, Minnesota*

My Commission Expires _____

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

Dated this _____ day of _____, 20_____.

_____
Ernest M. Wirtz Jr, Licensed Land Surveyor
Minnesota License No. 63119

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on _____ by Ernest M. Wirtz Jr., Licensed Land Surveyor, Minnesota License No. 63119.

_____ _____
(Signature) (Name Printed)

Notary Public, _____ *County, Minnesota*

My Commission Expires _____

CITY COUNCIL, CITY OF CHANHASSEN, MINNESOTA
This plat of ***PIONEER RIDGE 2ND ADDITION*** *was approved and accepted by the City Council of the City of Chanhassen, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.*

City Council, City of Chanhassen, Minnesota

By: _____ *By:* _____
Mayor *Clerk*

COUNTY SURVEYOR, Carver County, Minnesota
Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this _____ day of _____, 20_____.

_____
Brian Praske, County Surveyor

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

Crystal Campos, County Auditor

*By:*_____

COUNTY RECORDER, Carver County, Minnesota
I hereby certify that this plat of ***PIONEER RIDGE 2ND ADDITION*** *was filed this _____ day of _____, 20_____, at _____ o'clock _____.M., as Document No. _____.*

Kaaren Lewis, County Recorder

*By:*_____

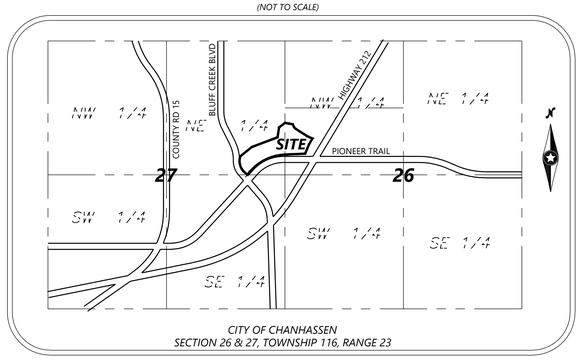
Westwood
Professional Services, Inc.

PIONEER RIDGE 2ND ADDITION

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

VICINITY MAP

(NOT TO SCALE)



CITY OF CHANHASSEN
SECTION 26 & 27, TOWNSHIP 116, RANGE 23

NE Corner of Section 27, Twp. 116, Rge. 23 Found "X" in Stone

NW Corner of Section 26, Twp. 116, Rge. 23 Found "X" in Stone

1576.66 S00°26'15"E

R/W Boundary Corner B8 per Minnesota Department of Transportation Right of Way Plat Number 10-20 Found 1/2 Inch Open Pipe

R/W Boundary Corner B11 per Minnesota Department of Transportation Right of Way Plat Number 10-20 Found 1/2 Inch Open Pipe

R/W Boundary Corner B7 per Minnesota Department of Transportation Right of Way Plat Number 10-20 Found 1/2 Inch Open Pipe

N79°53'59"W 67.13

S80°02'21"E 79.25

N52°54'33"E 126.63

N15°17'48"W 72.79

N81°06'12"W 57.00

N08°53'48"E 51.08

N08°53'48"E 48.36

N81°06'12"W 38.46

S81°06'12"E 92.00

S29°54'33"E 7.24

N81°06'12"W 24.44

N08°53'48"E 26.00

S66°48'00"W 21.91

N52°11'33"W 84.07

N24°58'42"W 29.11

N47°48'20"W 29.81

N76°48'44"W 93.27

N85°01'31"E 66.22

S89°58'43"E 78.48

S30°36'52"W 179.69

N24°40'37"W 81.41

DETAIL

Drainage & Utility Easement over all of Lot 21, Block 2

S89°00'31"W 10.50

east line of Lot 27, Block 1 PIONEER RIDGE

N89°00'31"E 87.26

N89°00'31"E 170.00

N89°00'31"E 138.00

N89°00'31"E 349.02

N89°00'31"E 271.07

S89°00'31"W 106.00

S89°00'31"W 139.55

N89°00'31"E 106.00

N89°00'31"E 139.55

N89°00'31"E 38.36

N89°00'31"E 87.26

N37°31'04"W 13.69

S00°59'29"E 40.00

R=23.00 L=24.24 Δ=60°24'29" CB=S29°12'46"W CL=23.14

S24°57'17"W 172.08

S60°17'17"E 39.00

S38°18'17"W 33.76

N87°20'54"E 250.58

N69°06'50"W 145.77

N69°06'50"W 147.64

CL=612.01 CB=S68°05'02"W Δ=36°42'19" R=971.86 L=622.60

N79°14'13"E 20.01

S12°39'51"E 32.50

33.10 S12°39'51"E

L=106.56 R=1050.00 Δ=5°48'53" CB=S80°57'30"W CL=106.52

Δ=2°11'18" R=1050.00 L=40.10

L=23.73 R=1050.00 Δ=1°17'39" CB=S86°42'04"W CL=23.72

CL=3.35 CB=S88°54'36"W Δ=0°11'50" R=971.86 L=3.35

CL=91.44 CB=S00°29'50"W Δ=16°47'55" R=313.00 L=91.77

L=598.55 R=1050.00 Δ=32°39'40" CB=S60°37'44"W CL=590.48

Δ=43°46'58" R=155.00 L=118.44

N86°29'10"W 76.67

L=249.90 R=253.78 Δ=56°26'01" CB=S55°07'24"E CL=239.92

Δ=11°57'36" R=245.78 L=51.28

R=98.33 R=1060.00 Δ=5°31'53"

L=19.23 R=38.50 Δ=28°37'22"

MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY NO. 10-20 & 10-43

PIONEER TRAIL

BLUFF CREEK DRIVE

US HIGHWAY 212

Drainage & Utility Easement

ACCESS CONTROL PER MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 10-20

SET 1/2" BY 14" IRON REBAR WITH CAP #63119

FOUND MONUMENT, AS SHOWN ON PLAT

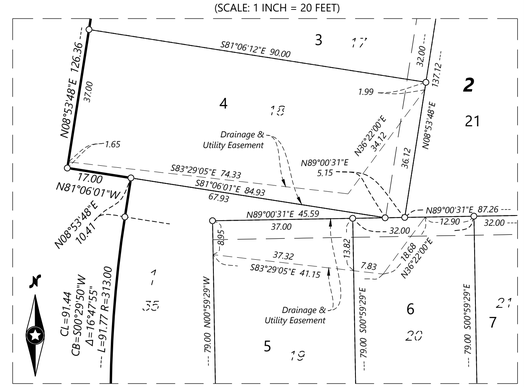
FOUND CARVER COUNTY CAST IRON MONUMENT

THE EAST LINE OF LOT 27, BLOCK 1, PIONEER RIDGE, HAS A BEARING OF S 00°59'29" E (CARVER COUNTY, NAD83(2011AD))

0 50 100 150

DETAIL

(SCALE: 1 INCH = 20 FEET)



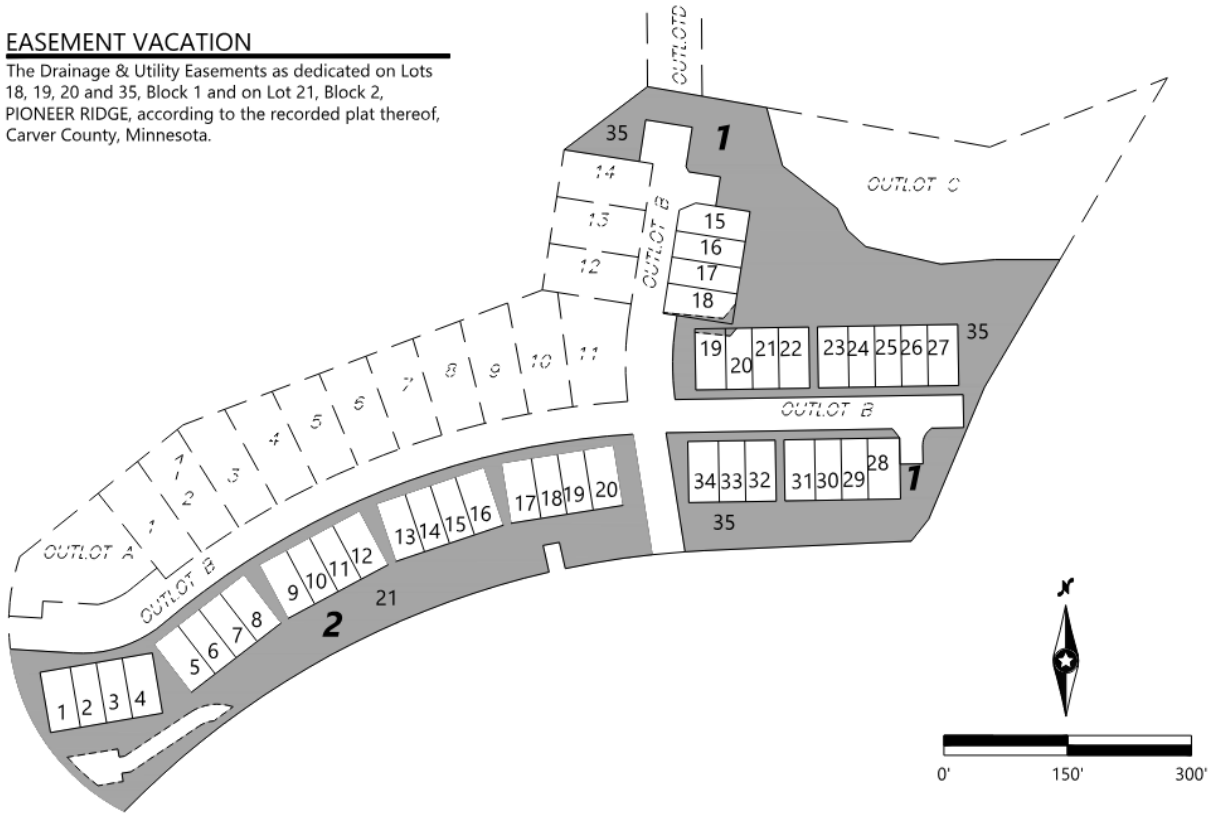
Westwood
Professional Services, Inc.

NOTICE OF PUBLIC HEARING

CITY OF CHANHASSEN
COUNTY OF CARVER AND COUNTY OF HENNEPIN
STATE OF MINNESOTA

CITY COUNCIL MEETING
October 12, 2026
7:00 p.m.
CHANHASSEN CITY HALL
7700 Market Boulevard, Chanhassen, MN 55317

NOTICE IS HEREBY GIVEN that the City Council for the City of Chanhassen will hold a public hearing on Monday, **October 12, 2026**, at 7:00 p.m., in the Council Chambers at Chanhassen City Hall, 7700 Market Boulevard, pursuant to Minnesota Statutes § 412.851 to consider the vacation of public drainage and utility easements as dedicated over Lots 18, 19, 20, and 35, Block 1 and Lot 21, Block 2, PIONEER RIDGE, according to the recorded plat thereof, Carver County, Minnesota:



All interested parties are encouraged to attend this public hearing and express their opinions with respect to this proposal. If you have any questions, please contact:

Mackenze Grunig, Project Engineer
Phone: (952) 227-1165

NOTICE OF PUBLIC HEARING

CITY OF CHANHASSEN
COUNTY OF CARVER AND COUNTY OF HENNEPIN
STATE OF MINNESOTA

CITY COUNCIL MEETING
September 28, 2026
7:00 p.m.
CHANHASSEN CITY HALL
7700 Market Boulevard, Chanhassen, MN 55317

NOTICE IS HEREBY GIVEN that the City Council for the City of Chanhassen will hold a public hearing on Monday, **October 12, 2026**, at 7:00 p.m., in the Council Chambers at Chanhassen City Hall, 7700 Market Boulevard, pursuant to Minnesota Statutes § 412.851 to consider the vacation of public drainage and utility easements as dedicated over Lots 18, 19, 20, and 35, Block 1 and on Lot 21, Block 2, PIONEER RIDGE, according to the recorded plat thereof, Carver County, Minnesota:

All interested parties are encouraged to attend this public hearing and express their opinions with respect to this proposal. If you have any questions, please contact:

Mackenze Grunig, Project Engineer
Phone: (952) 227-1165

(Publish in the *Sun Sailor* on October 1 & October 8, 2026)

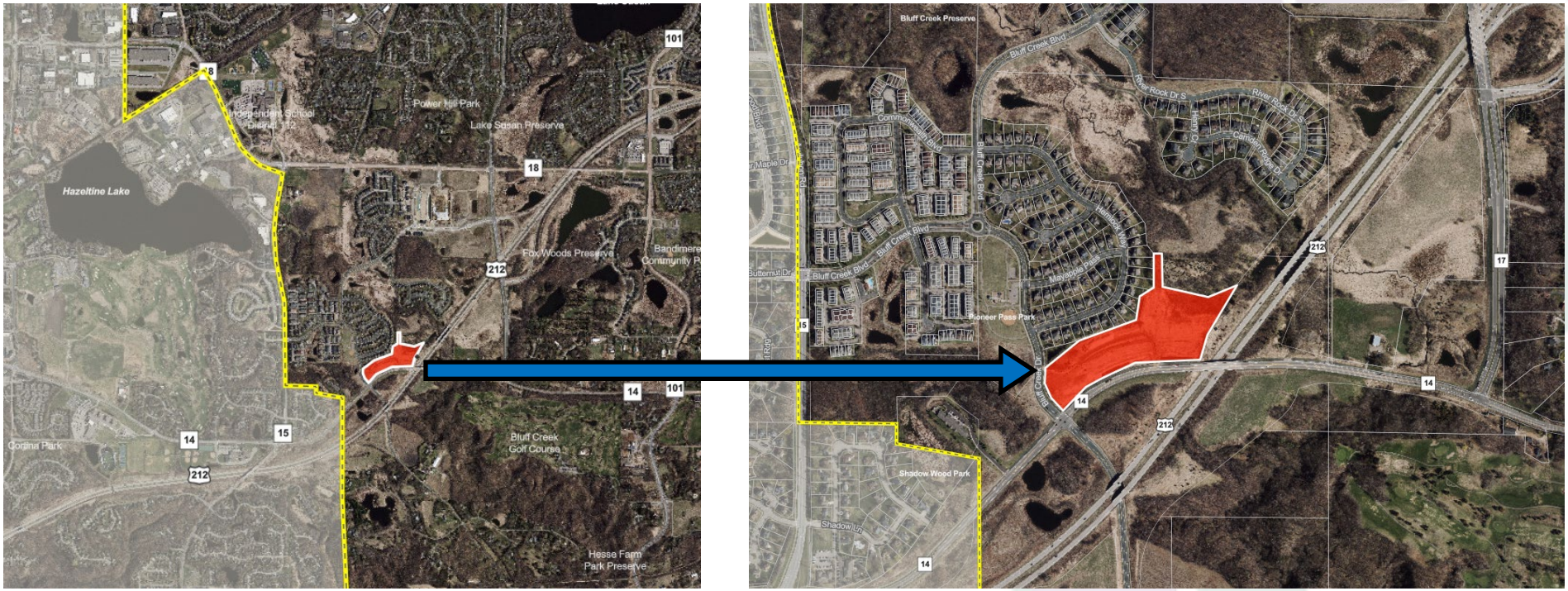
Request to Vacate Drainage and Utility Easements

Lots 18, 19, 20, and 35, Block 1, and on Lot 21, Block 2, Pioneer Ridge

City Council Meeting
October 12, 2026

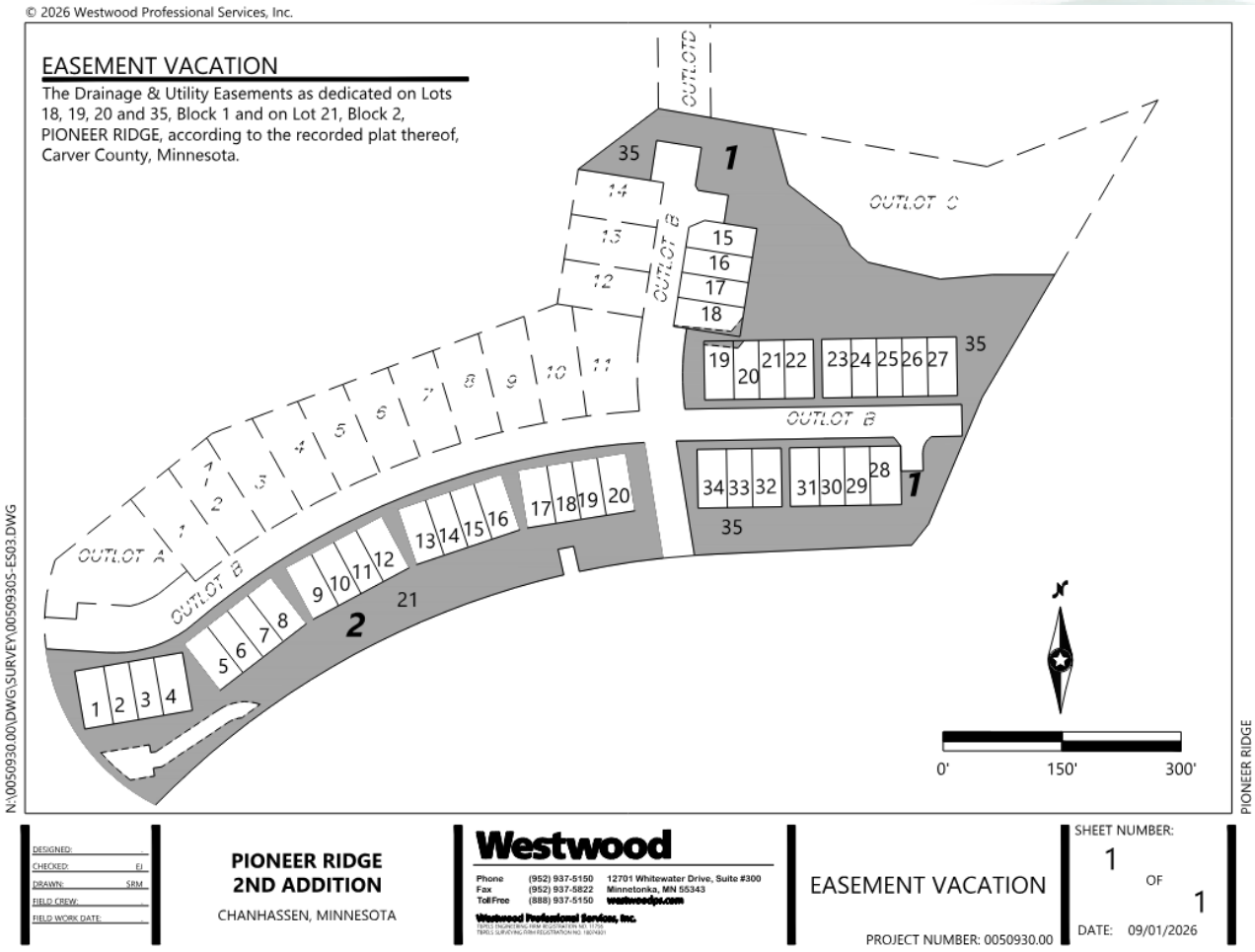
Location Map
Pioneer Ridge Development

Request is from Pioneer Ridge, LLC for purposes of lot reconfiguration



Pioneer Ridge

- Drainage and Utility Easements were platted with Pioneer Ridge (2025)
- Private utility installations have moved from where planned
- This results in the building pads needing to shift, which resulted in encroachments into the platted DUE's

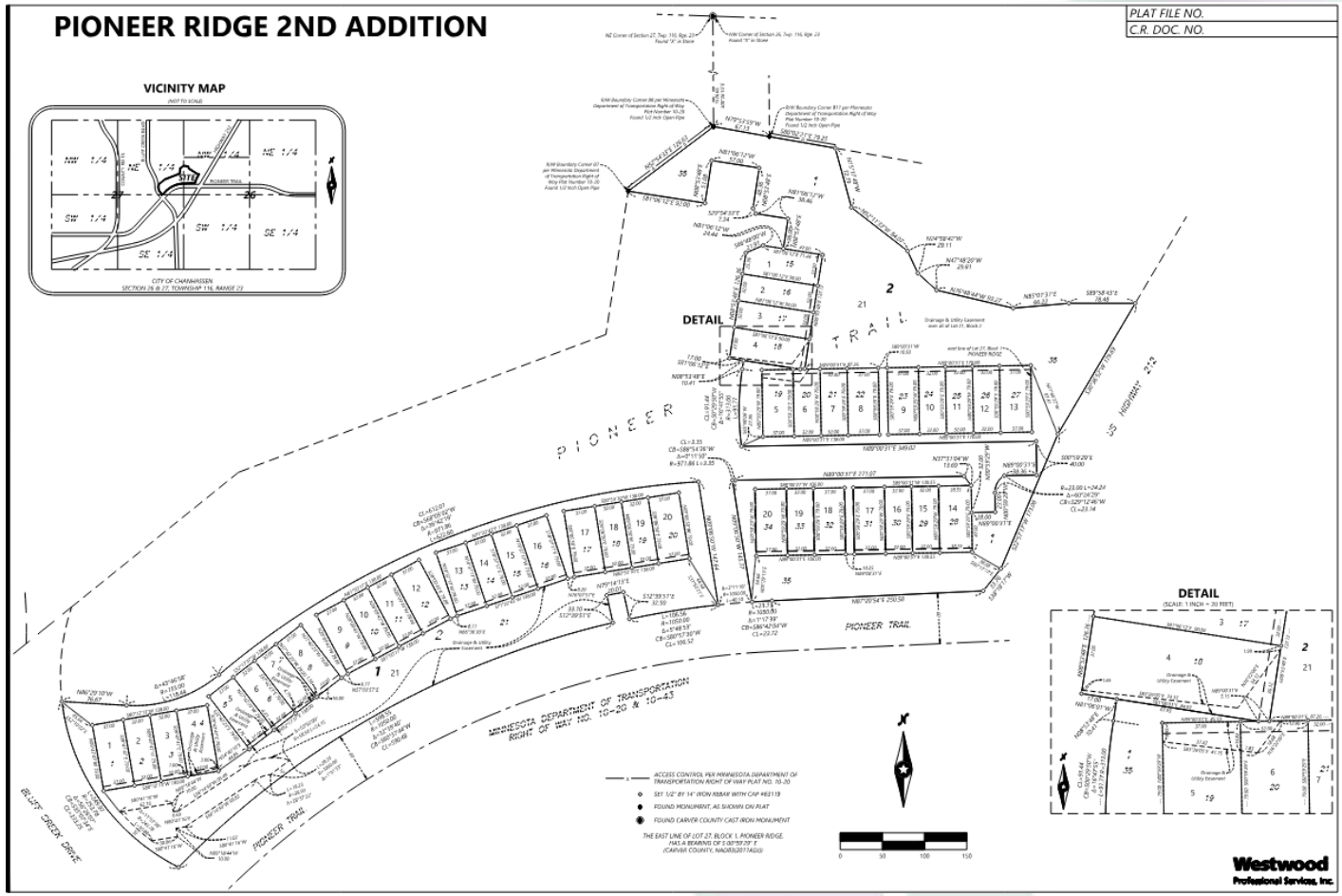


Conditions of Approval

Pioneer Ridge 2nd Addition

Property owner must dedicate new Drainage and Utility Easements via a replat (Pioneer Ridge 2nd Addition)

- This action is on tonight's Council agenda



Public Hearing

- Vacating public Drainage and Utility Easements requires the city to hold a Public Hearing
- Tonight is that hearing, which was duly noticed and scheduled
- No objections on the easement vacations have been received

Recommended Motion

"The Chanhassen City Council approves a resolution authorizing the vacation of the drainage and utility easements as dedicated on Lots 18, 19, 20, and 35, Block 1, and on Lot 21, Block 2, Pioneer Ridge, subject to the recording of the Pioneer Ridge 2nd Addition Plat"

City Council Item

October 12, 2026

Item	Ordinance XXX: Avienda Planned Unit Development (PUD) Ordinance Amendment	
File No.		**Item No:** H.1
Agenda Section	**GENERAL BUSINESS**	
Prepared By	Eric Maass, Community Development Director	
Reviewed By		

SUGGESTED ACTION

"The Chanhassen City Council approves the attached Avienda Planned Unit Development Ordinance Amendment and adopts the attached Findings of Fact and Decision and approves the summary ordinance for publication."

Motion Type	Majority Vote of the entire Council
Strategic Priority	Development & Redevelopment

SUMMARY

The Applicant submitted a request to amend the Avienda Planned Unit Development (PUD) ordinance. Specifically, the Applicant originally submitted an application requesting eleven (11) amendment requests, which were reviewed by city staff and considered by the Planning Commission. Following review by the Planning Commission, the Applicant has rescinded the request for the two amendments that would allow for a vertical mixed-use apartment building with up to 200 residential units and at least 7,500 square feet of leasable public commercial space from the PUD amendment requests. The Planning Commission recommended approval of all remaining PUD amendment requests.

The remaining requested amendments include the following:

- Fuel Island within District 1
- Stormwater pond expansion
- Definition of “Entertainment”

- Removal of “Car Wash” as a permitted use
- Sporting Goods & Entertainment Store Size
- District 1 and 2 Signage
- District 3 Signage
- District 1 Setbacks and Buffer and Landscape Standards
- Shared Parking

BACKGROUND

For additional information on the Avienda development, please visit the Avienda development page on the city website.

DISCUSSION

The city received public comment requesting information related to the public space included within Avienda.

With the first phase of Avienda, the city was deeded 20.86 acres of wooded area south of Bluff Creek Blvd and north of River Rock Drive South. The city currently owns that acreage in fee title. This area is shown as "Outlot A" on Development Plan DP8.2.

The 2022 PUD contemplated a central plaza area consisting of pavement and grassy areas. This area was shown as approximately 79,000 square feet (1.81 acres) exclusive of the commercial buildings and private patio spaces. In total, the central space measured approximately 125,000 square feet (2.87 acres) in area.

The current proposal shows a central entertainment node that is approximately 56,000 square feet (1.29 acres) in size, exclusive of the ponding area measuring 63,900 square feet (1.47 acres) and the commercial buildings and private patio spaces, which measure an additional approximately 19,230 square feet (0.44 acres). In total, the central space, as proposed, measures approximately 139,000 square feet (3.19 acres) in area.

The Applicant is not requesting city approval of PUD amendments allowing for additional residential uses within Avienda. This includes general market-rate, general affordable, market rate senior, or affordable senior housing.

BUDGET

RECOMMENDATION

The Planning Commission recommended unanimous approval of the remaining PUD amendments.

ATTACHMENTS

Avienda Engineered Site Plan
Avienda Architectural Site Plan and Renderings
Staff Report - Avienda PUD Amendment
Findings of Fact

Avienda PUD Ordinance 2026
Summary ordinance for publication

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

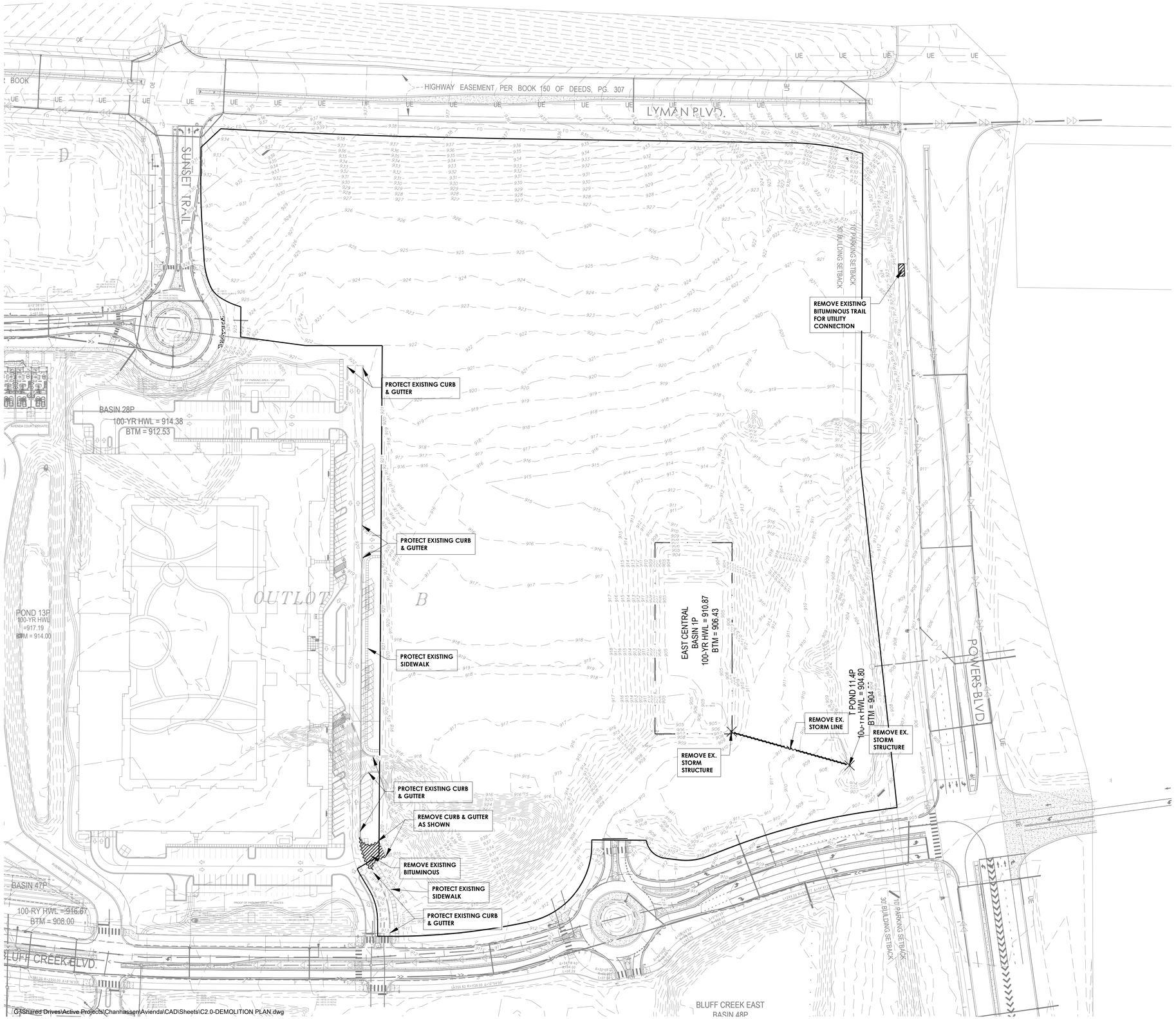
NOT FOR CONSTRUCTION
Date: Lic. No.:

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:
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.

0 80 160
SCALE IN FEET

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

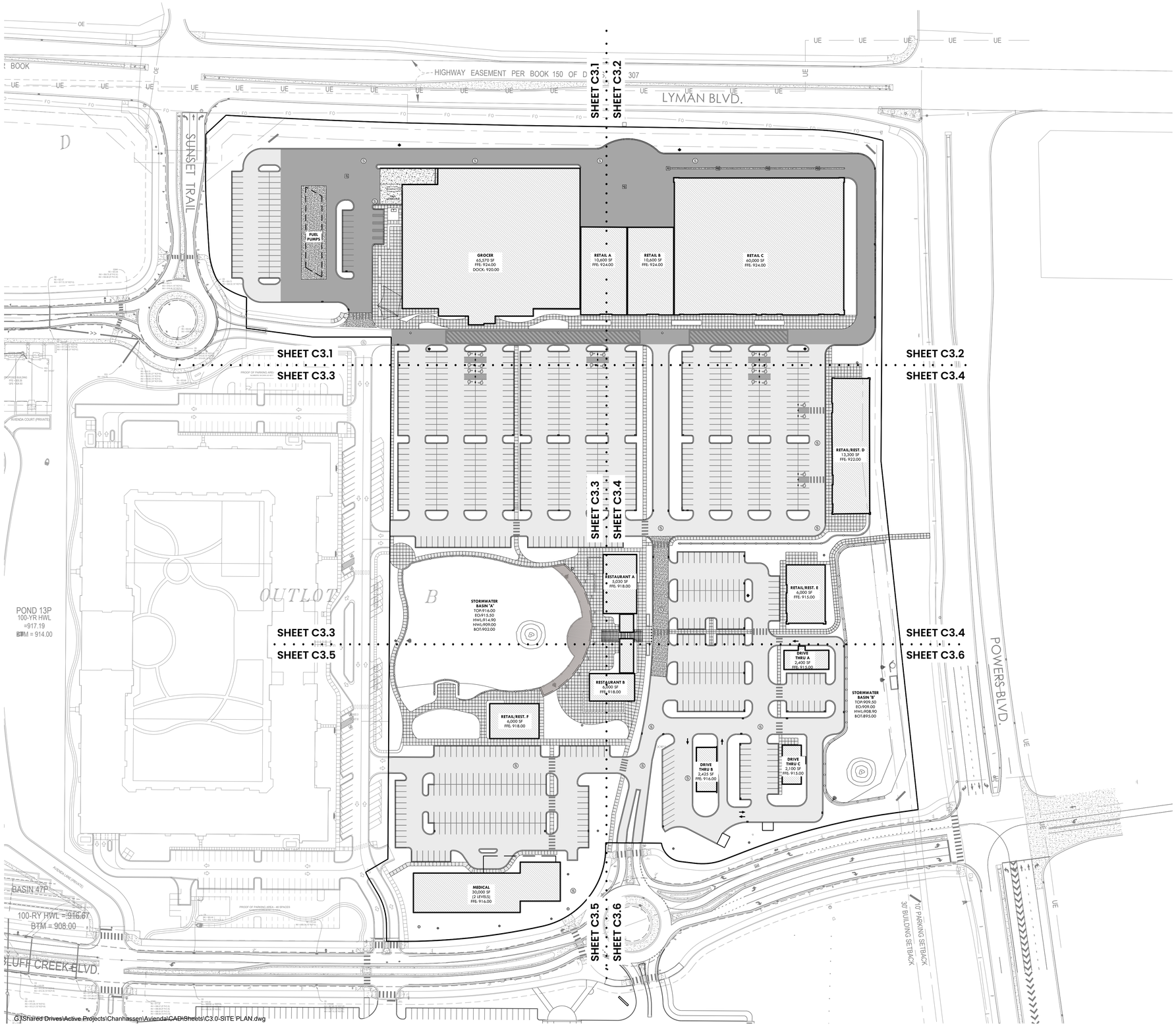
Peter J. Moreau, PE
Date: Lic. No.: 53735

Rev.	Date	Description
	8/14/2026	CITY SUBMITTAL

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

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
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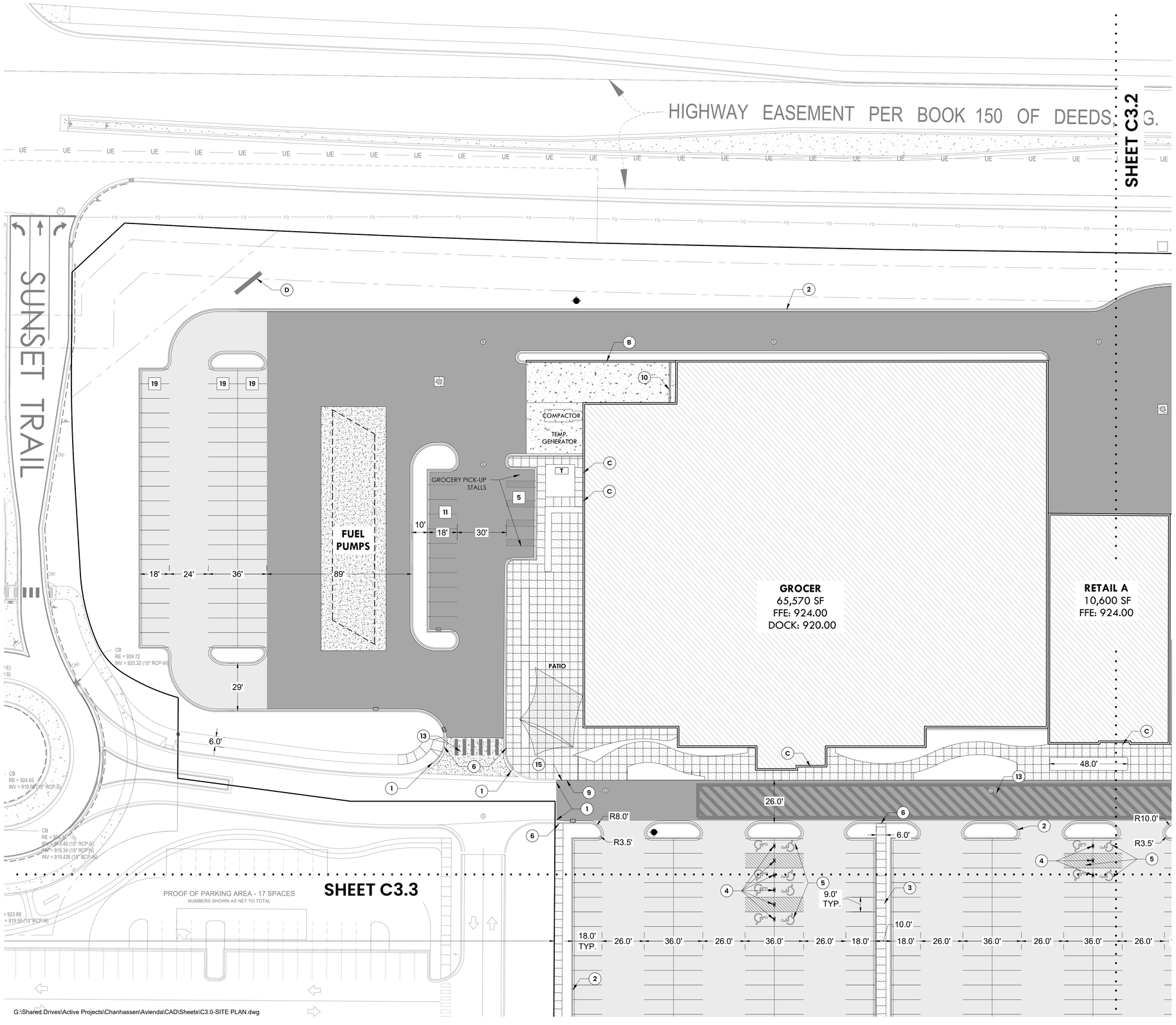
Sheet Title:
OVERALL SITE PLAN

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

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

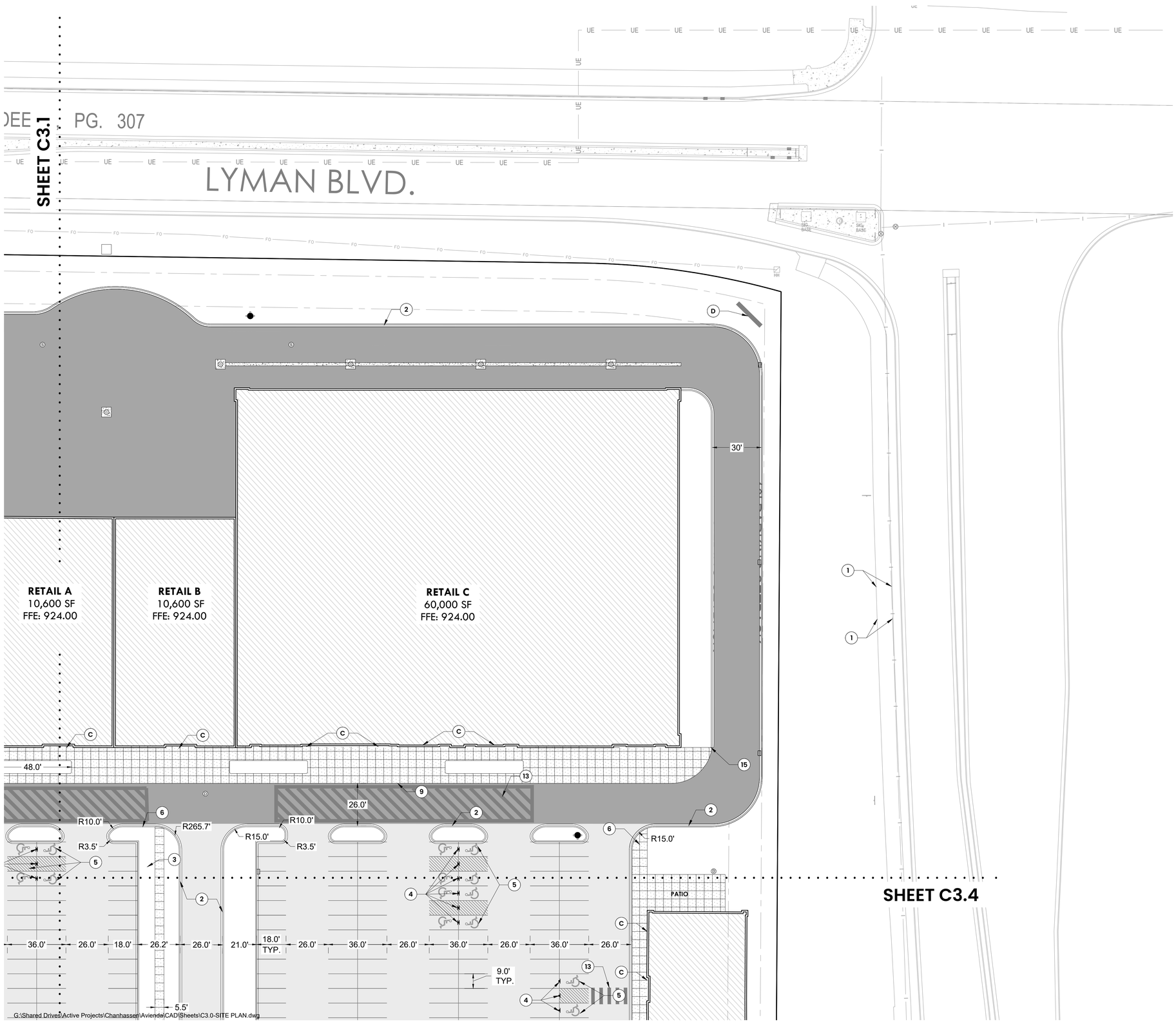
Peter S Moreau, PE
Date: Lic. No.: 53735

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:

NORTH WEST SITE PLAN

Sheet:
C3.1



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SCALE 0 30 60 IN FEET

measure

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Project #: 26-104
Drawn By: IF
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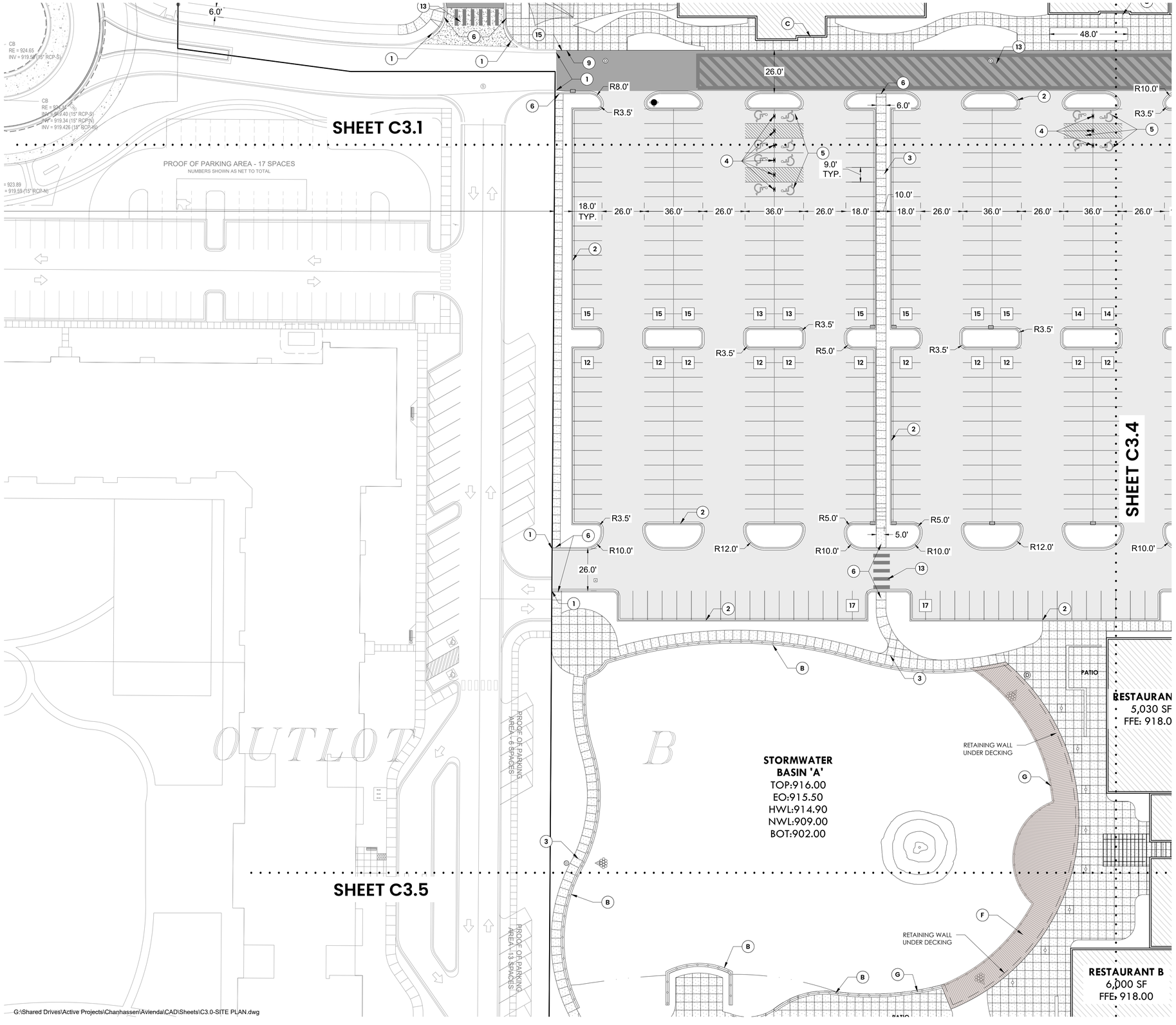
Sheet Title:
NORTH EAST SITE PLAN

Sheet:
C3.2



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Sheet Title:
WEST SITE PLAN

Sheet:
C3.3

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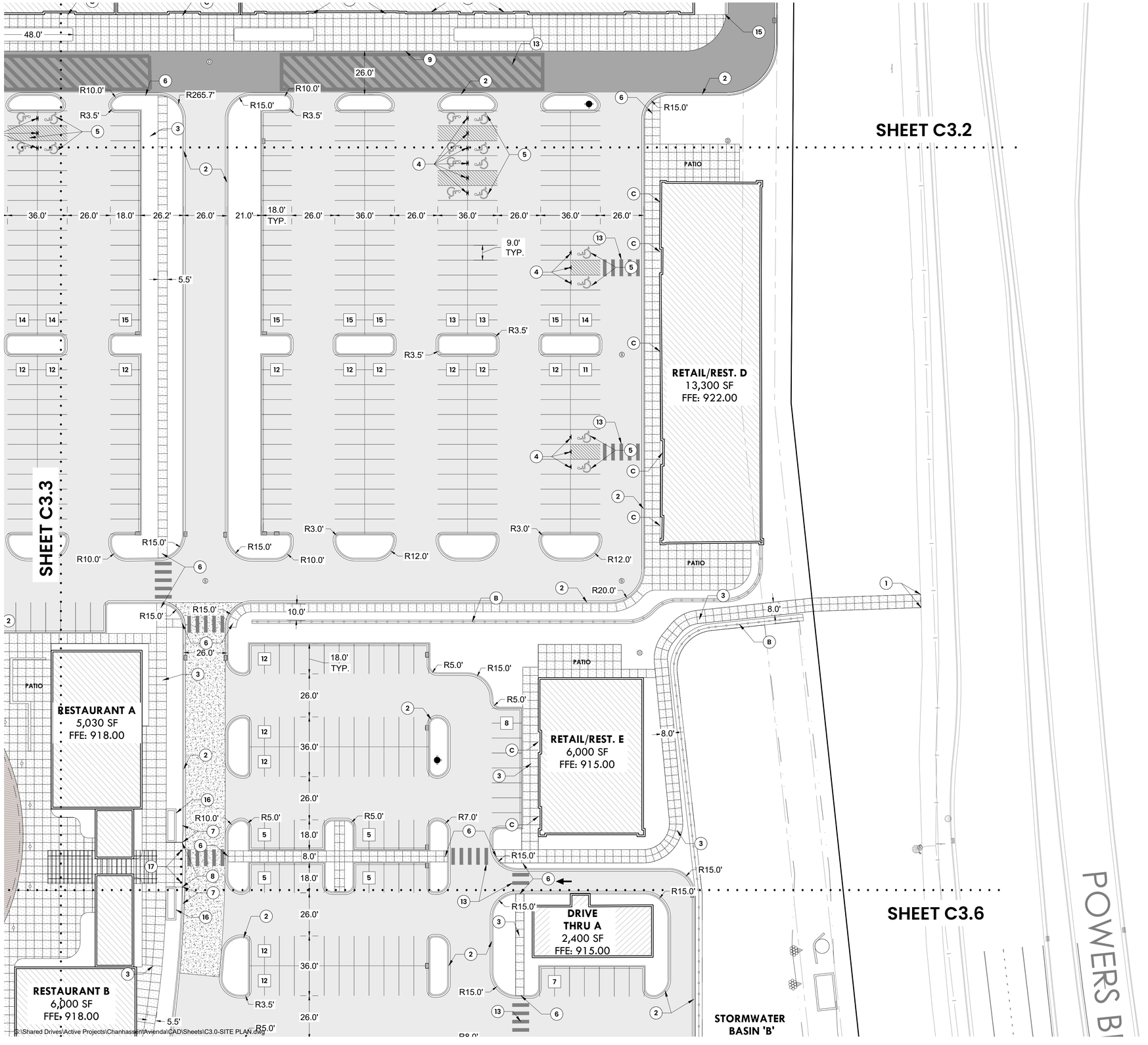

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0 30 60
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measure

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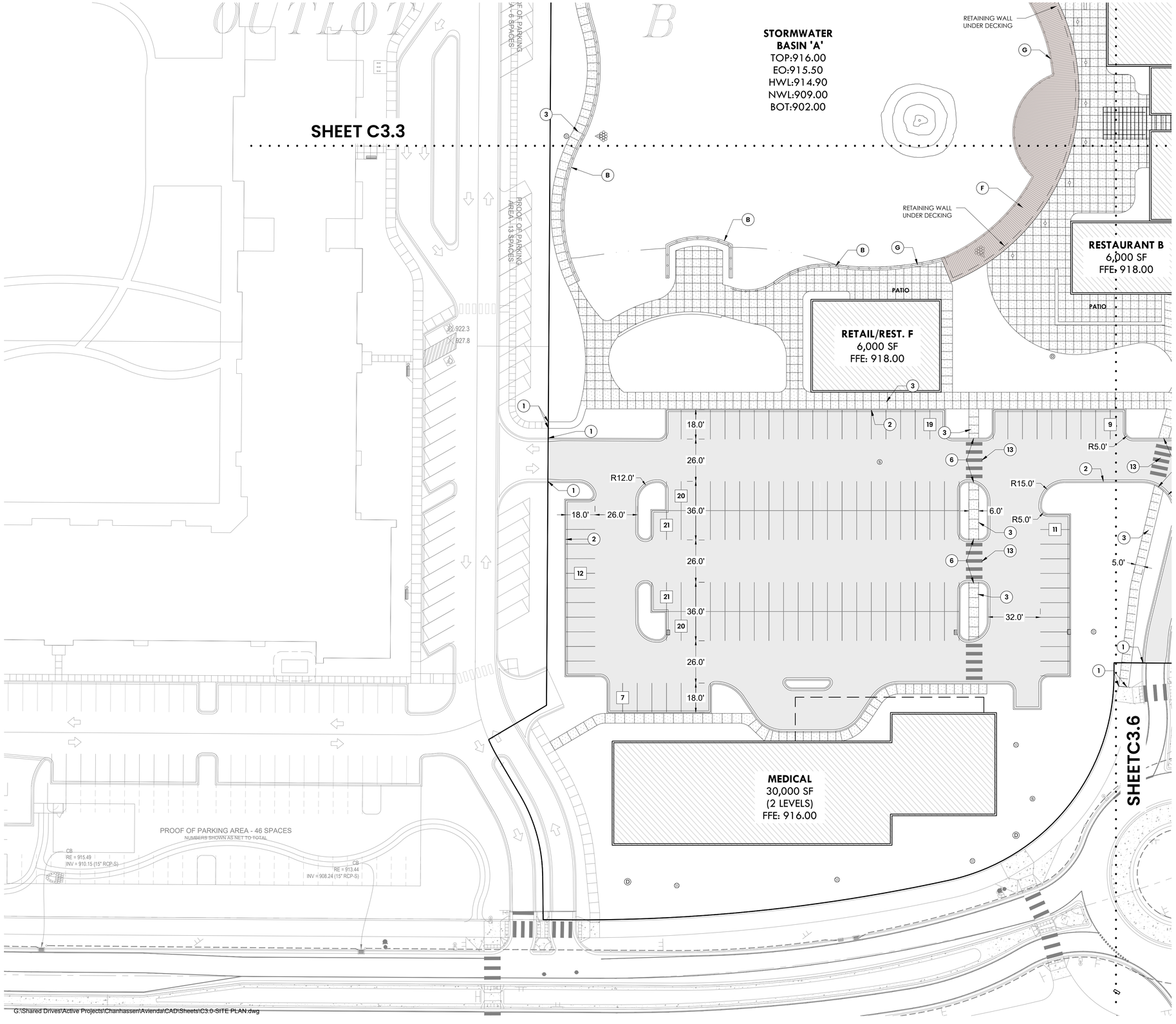
Sheet Title:
EAST SITE PLAN

Sheet:
C3.4



LEGEND

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SCALE 0 30 60 IN FEET

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measure

Client:
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800 LA SALLE AVENUE, SUITE 1250
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Project #: 26-104
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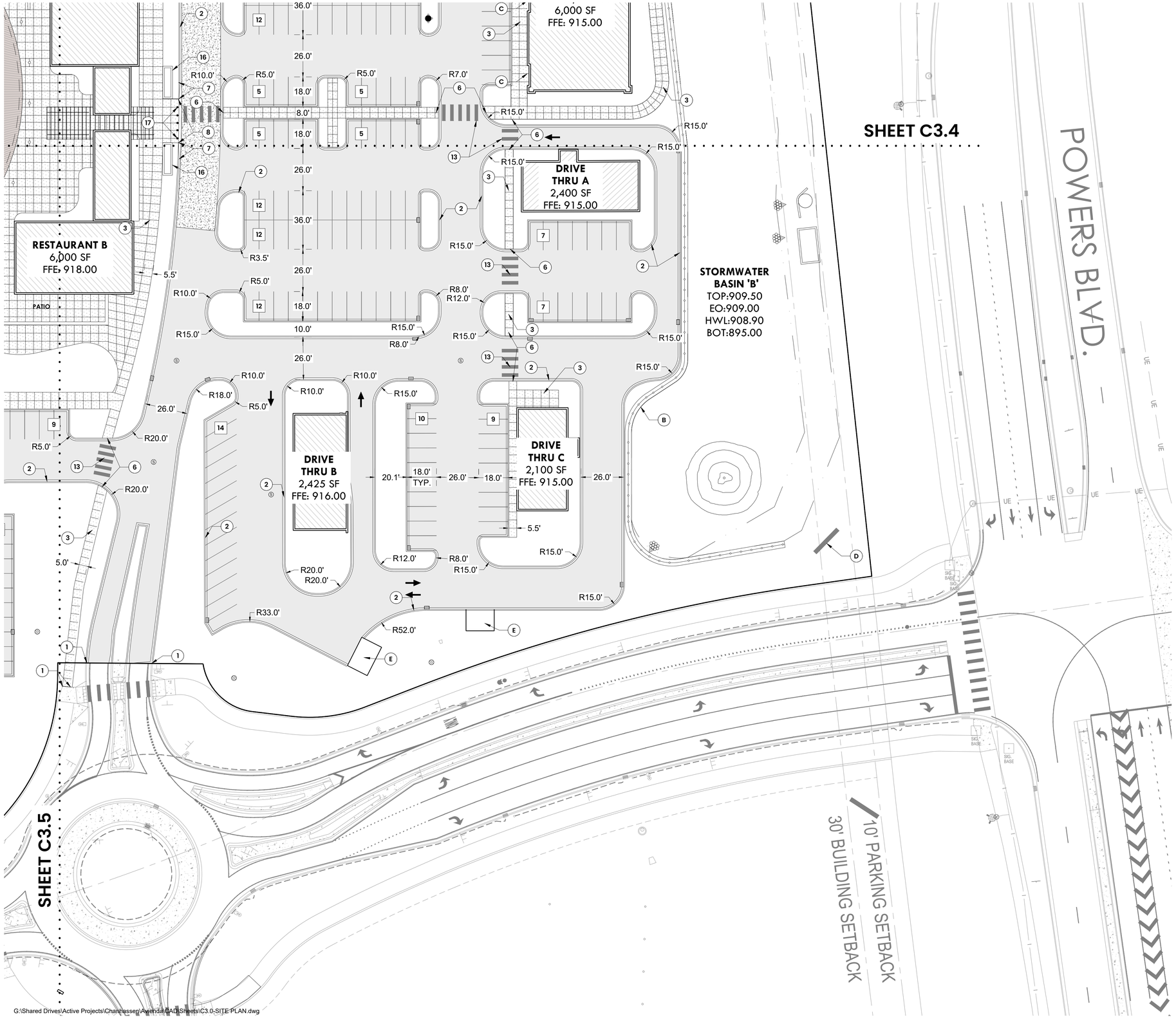
Sheet Title:
SOUTH WEST SITE PLAN

Sheet:
C3.5



LEGEND

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KEYNOTES

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- G. ARCHITECTURAL RAILING
- H. ARCHITECTURAL RAILING

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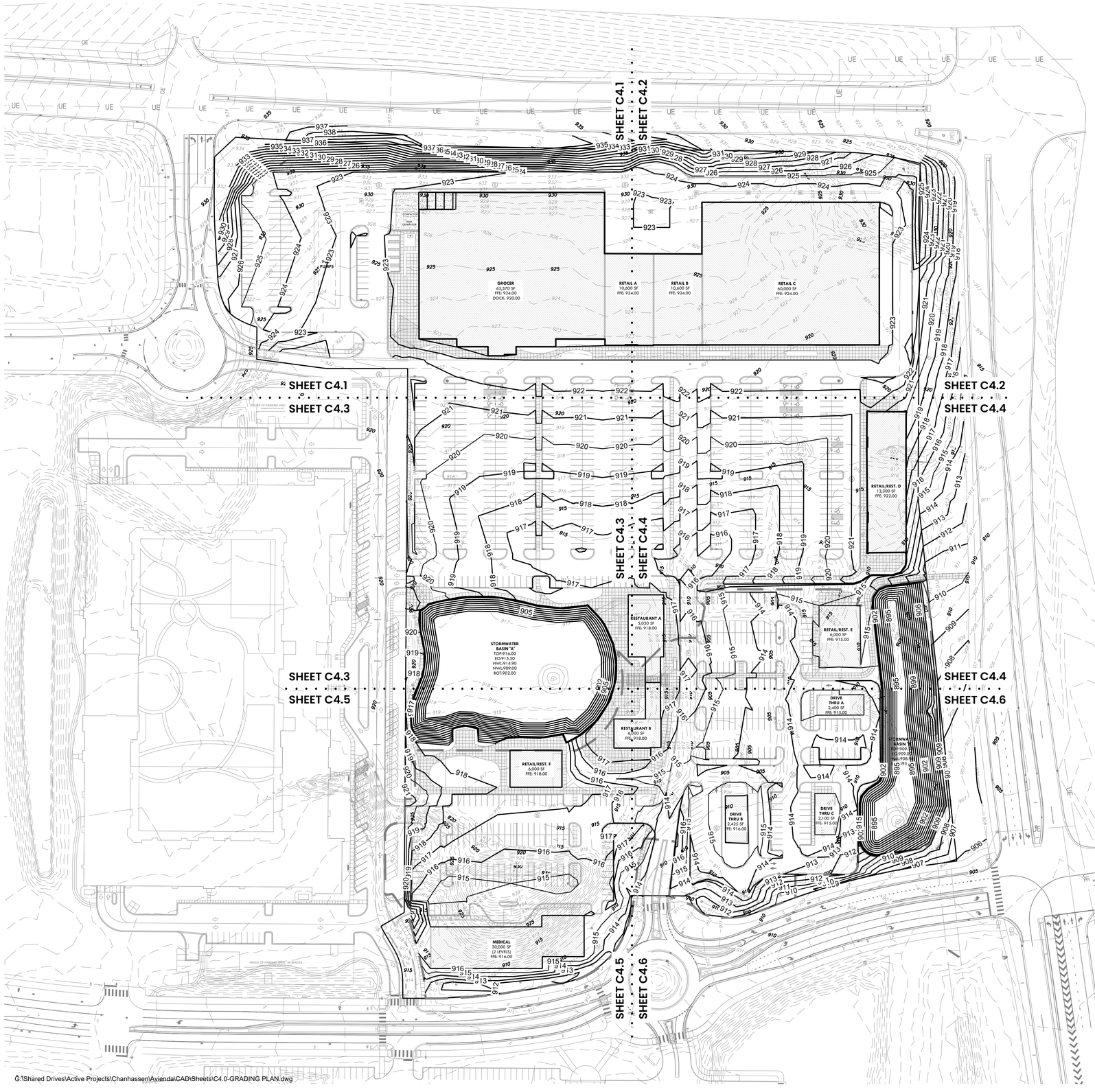
Project #: 26-104
Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026

Sheet Title:
SOUTH EAST SITE PLAN

Sheet:
C3.6



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:
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Project #: 26-104
Drawn By: IF
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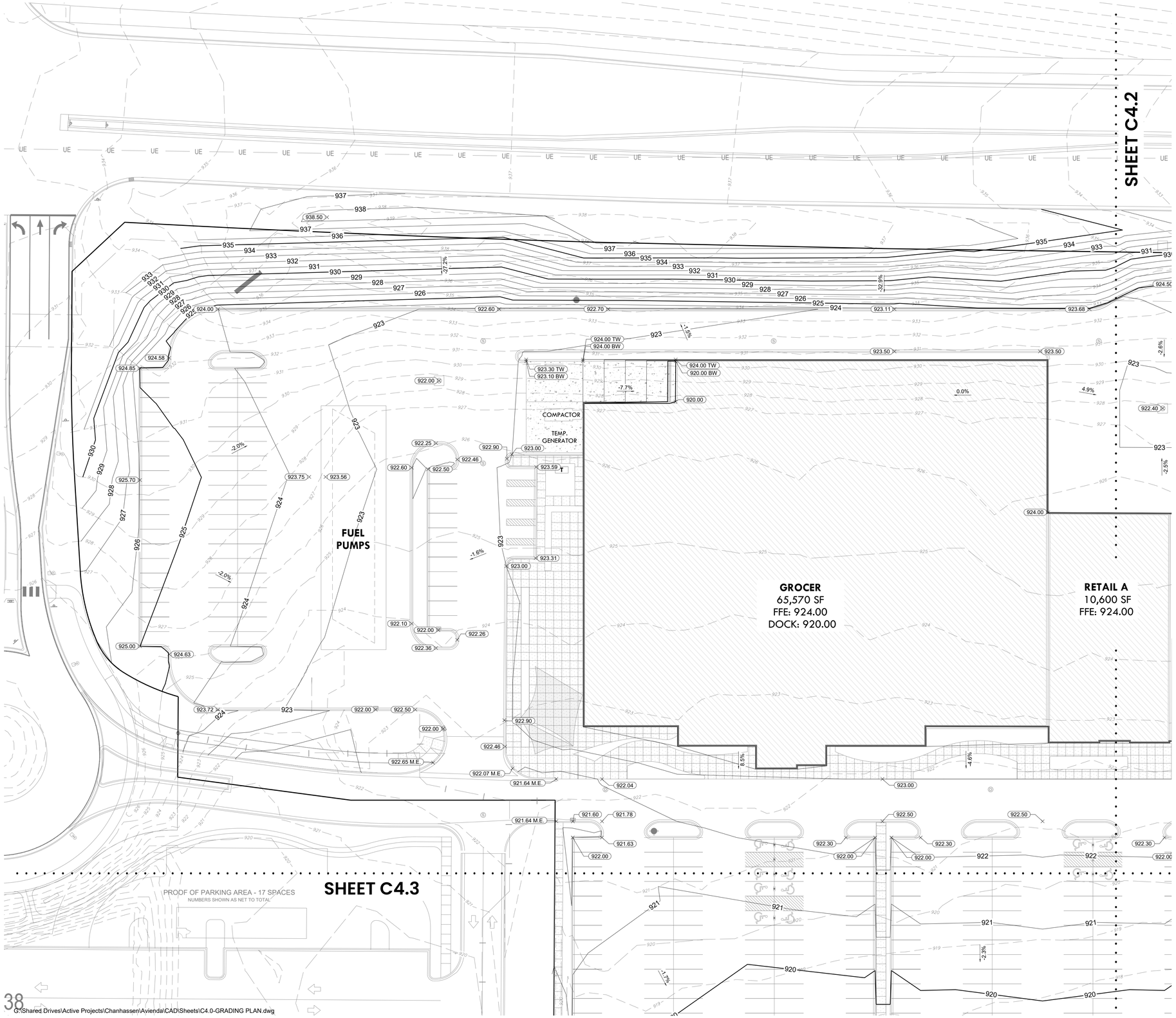
Sheet Title:
GRADING PLAN OVERALL

Sheet:
C4.0



LEGEND

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- 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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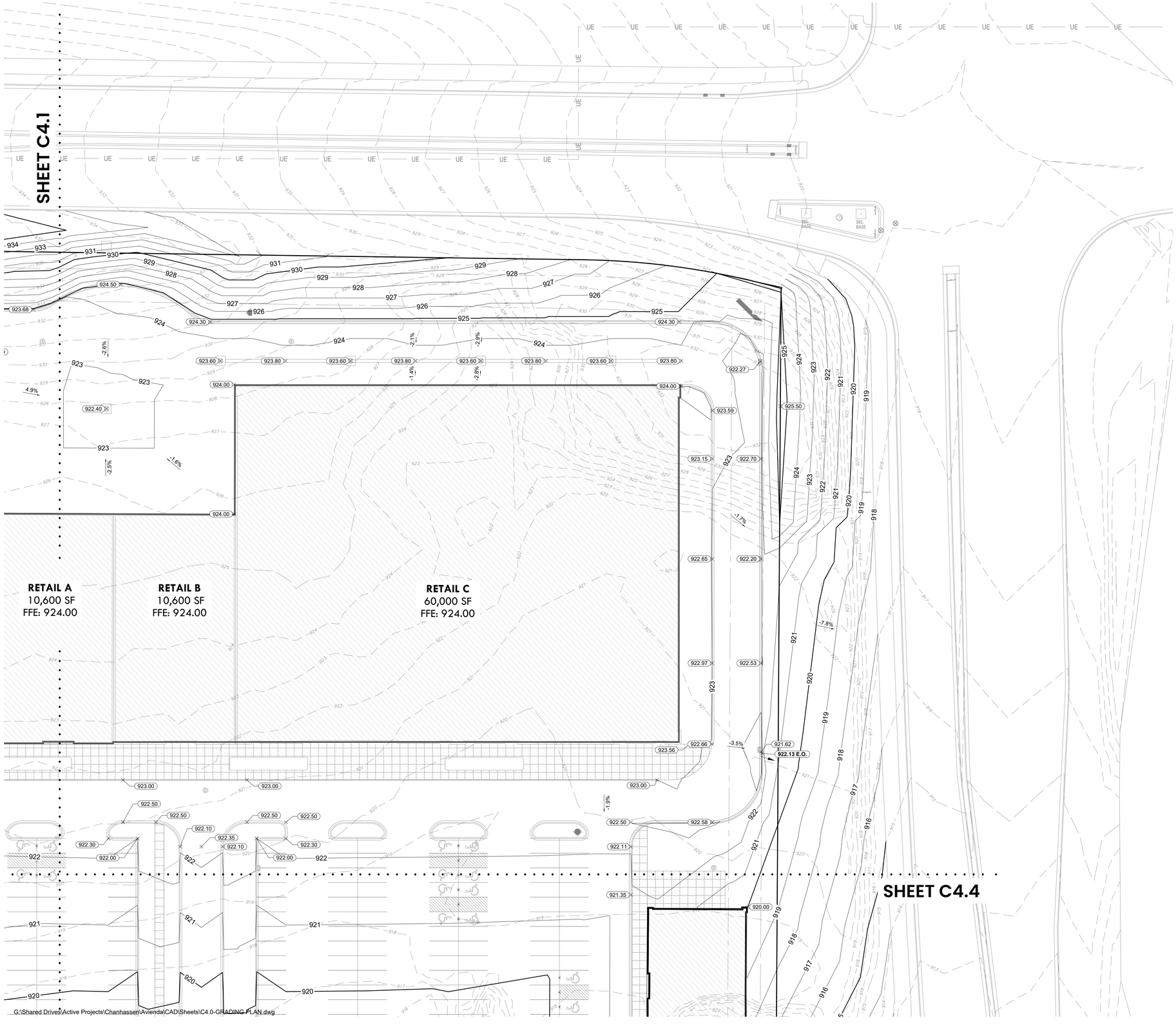
Sheet Title:
GRADING NORTHWEST

Sheet:
C4.1



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LOD
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-1.50%
E.O.

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

0 30 60
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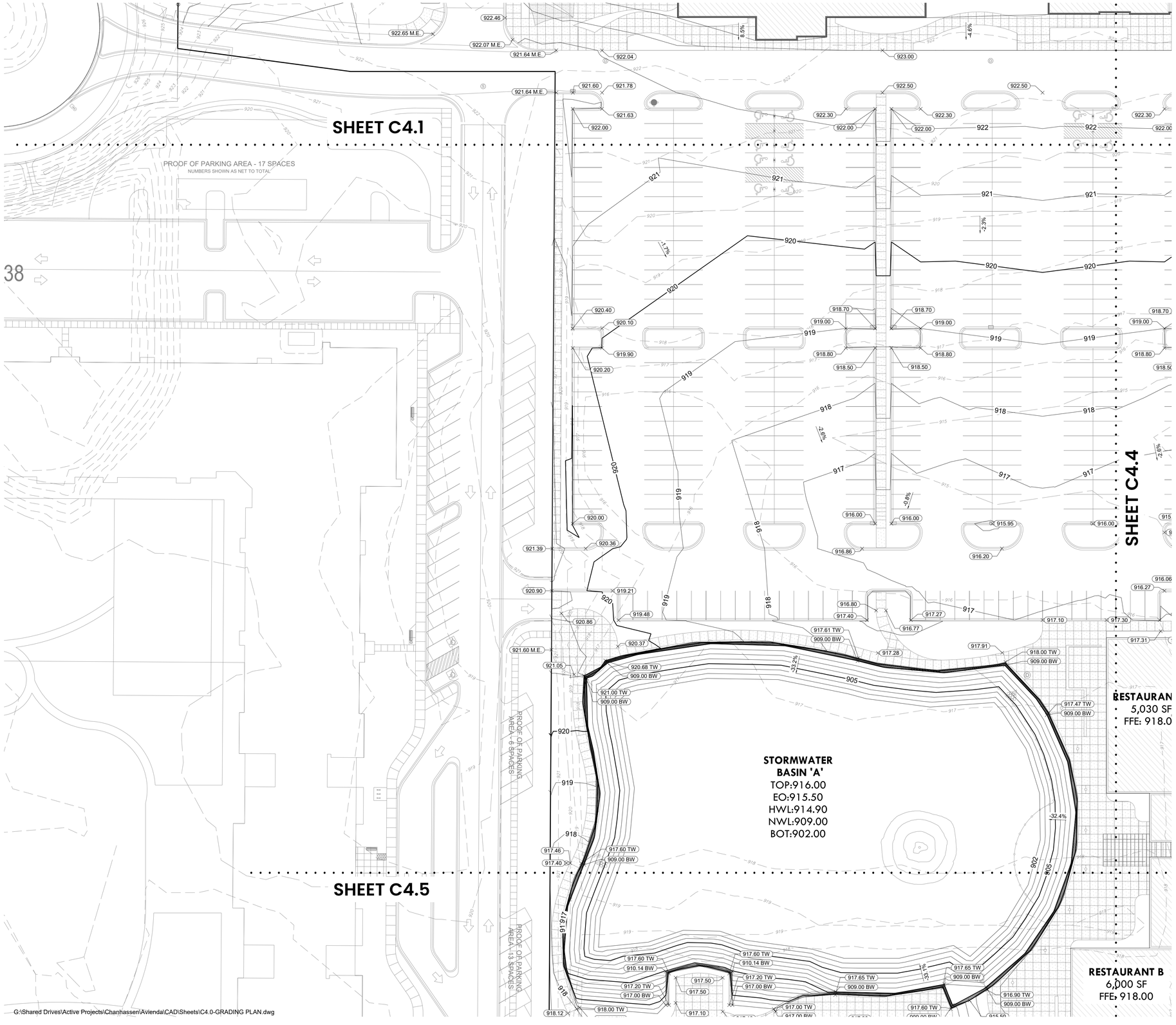
Sheet Title:
GRADING NORTHEAST

Sheet:
C4.2



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- RIGHT OF WAY LINE
- EASEMENT
- 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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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:
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

SHEET C4.2

SHEET C4.3

SHEETC4.6

RETAIL/REST. D
13,300 SF
FFE: 922.00

RESTAURANT A
5,030 SF
FFE: 918.00

RETAIL/REST. E
6,000 SF
FFE: 915.00

DRIVE THRU A
2,400 SF
FFE: 915.00

RESTAURANT B
6,000 SF
FFE: 918.00

STORMWATER BASIN 'B'

SCALE 0 30 60 IN FEET

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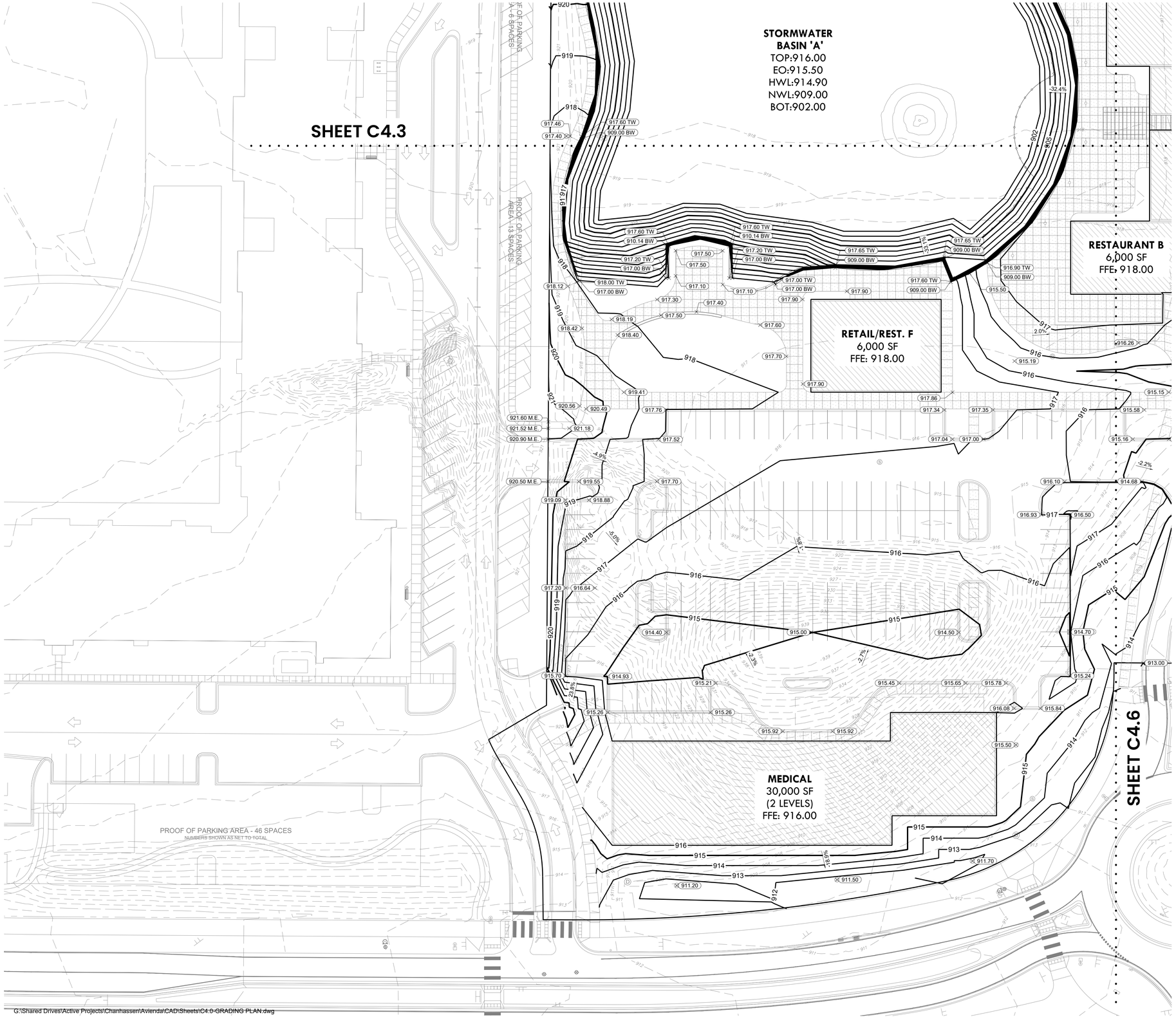
Issue Date: 08/14/2026

Sheet Title:
GRADING EAST

Sheet:
C4.4



LEGEND

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LOD
×1000.00
-1.50%
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0 30 60
SCALE IN FEET

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Issue Date: 08/14/2026

Sheet Title:
GRADING SOUTHWEST

Sheet:
C4.5



LEGEND

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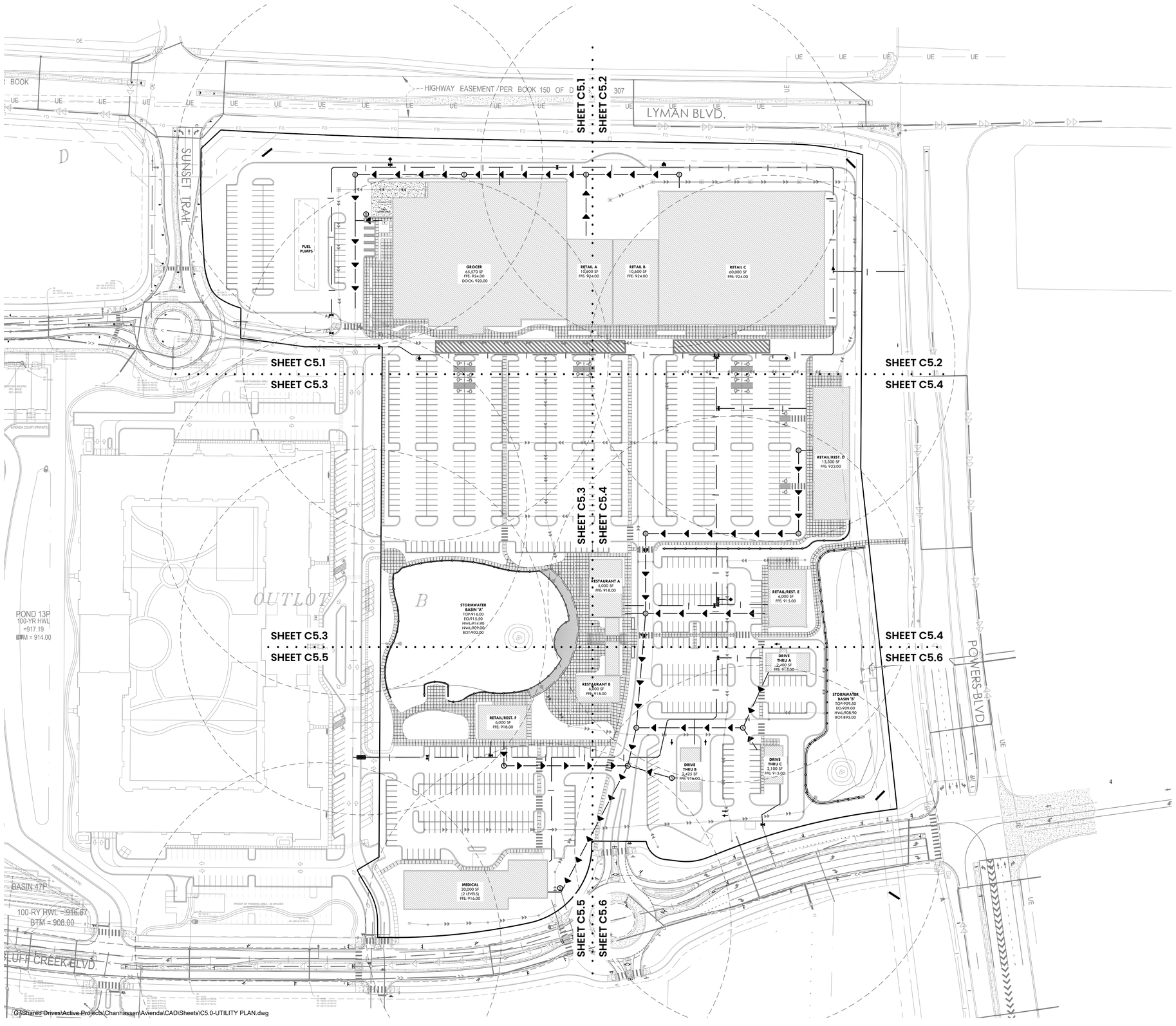
Sheet Title:
GRADING SOUTHEAST

Sheet:
C4.6



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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

measure

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

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

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Project #: 26-104
Drawn By: IF
Checked By: PM/JM
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

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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
CHANHASSEN, MN

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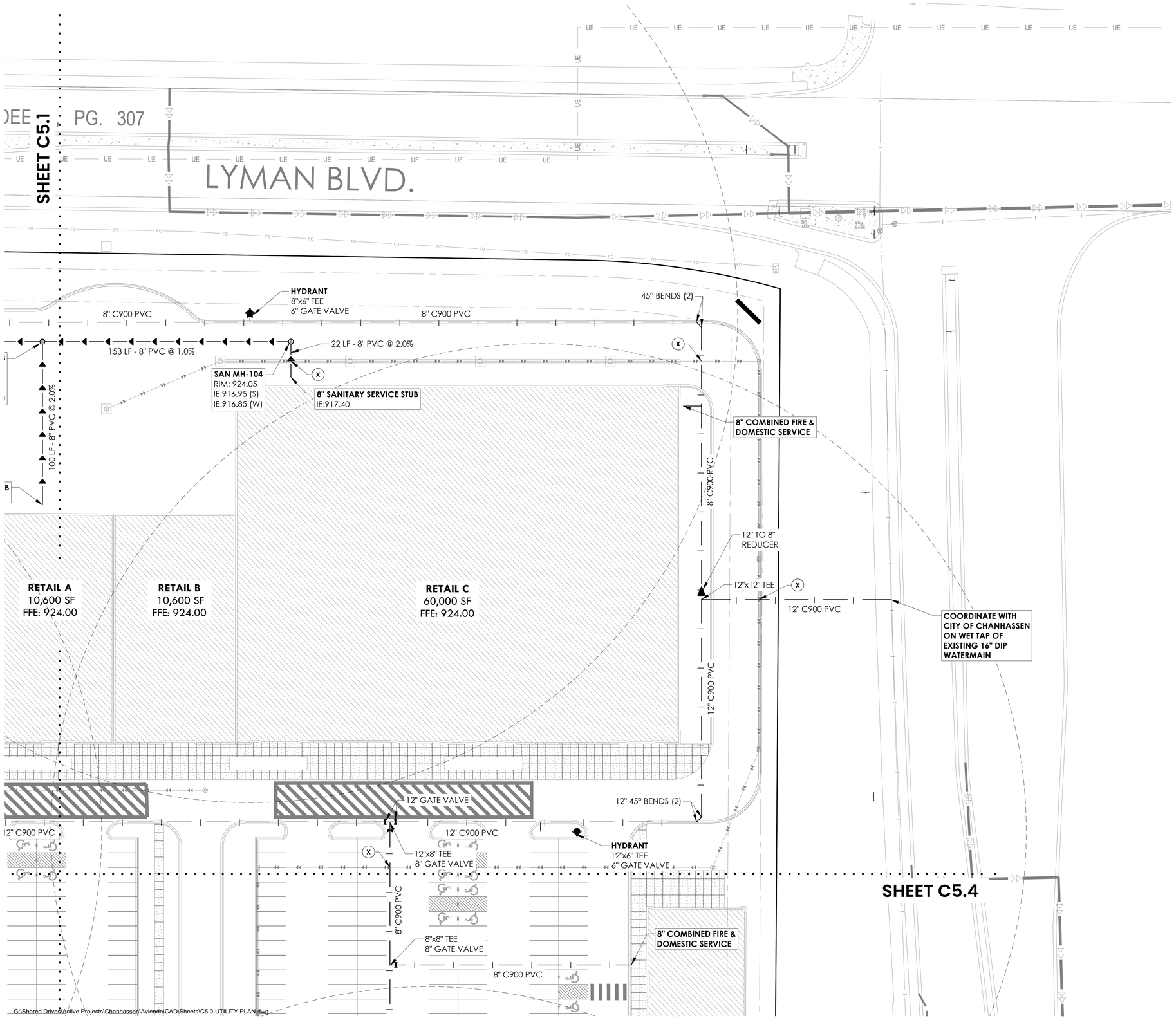
Issue Date: 08/14/2026

Sheet Title:
UTILITY NORTHWEST

Sheet:
C5.1



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- EASEMENT
- CURB AND GUTTER
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- SANITARY SEWER
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- DRAINTILE
- RETAINING WALL
- GAS
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELEPHONE/FIBER
- LIGHT POLE

0 30 60
SCALE IN FEET

measure

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

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AVIENDA RETAIL CENTER
CHANHASSEN, MN

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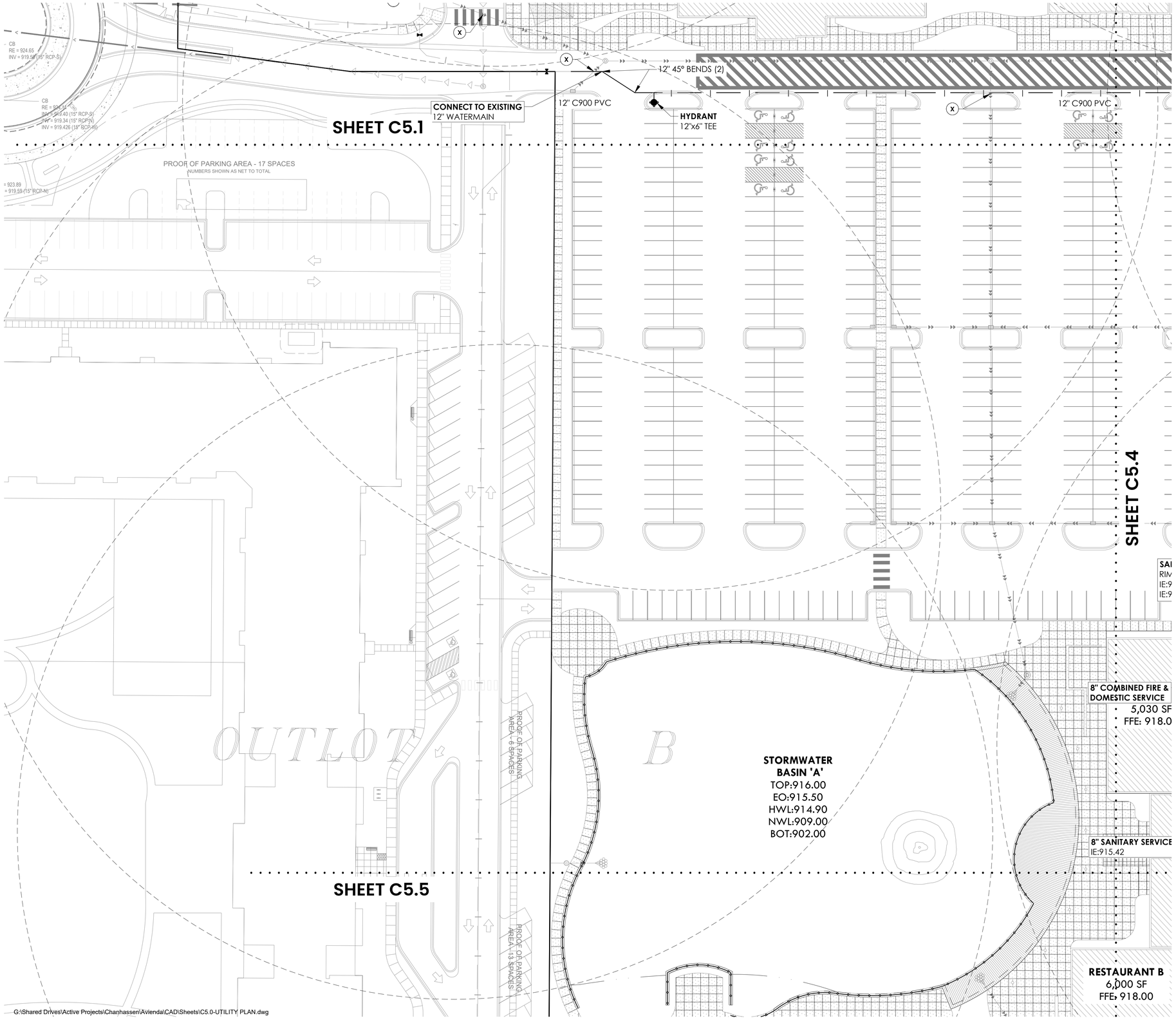
Sheet Title:
UTILITY NORTHEAST

Sheet:
C5.2



LEGEND

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0 30 60
SCALE IN FEET

measure

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Sheet Title:
UTILITY WEST

Sheet:
C5.3

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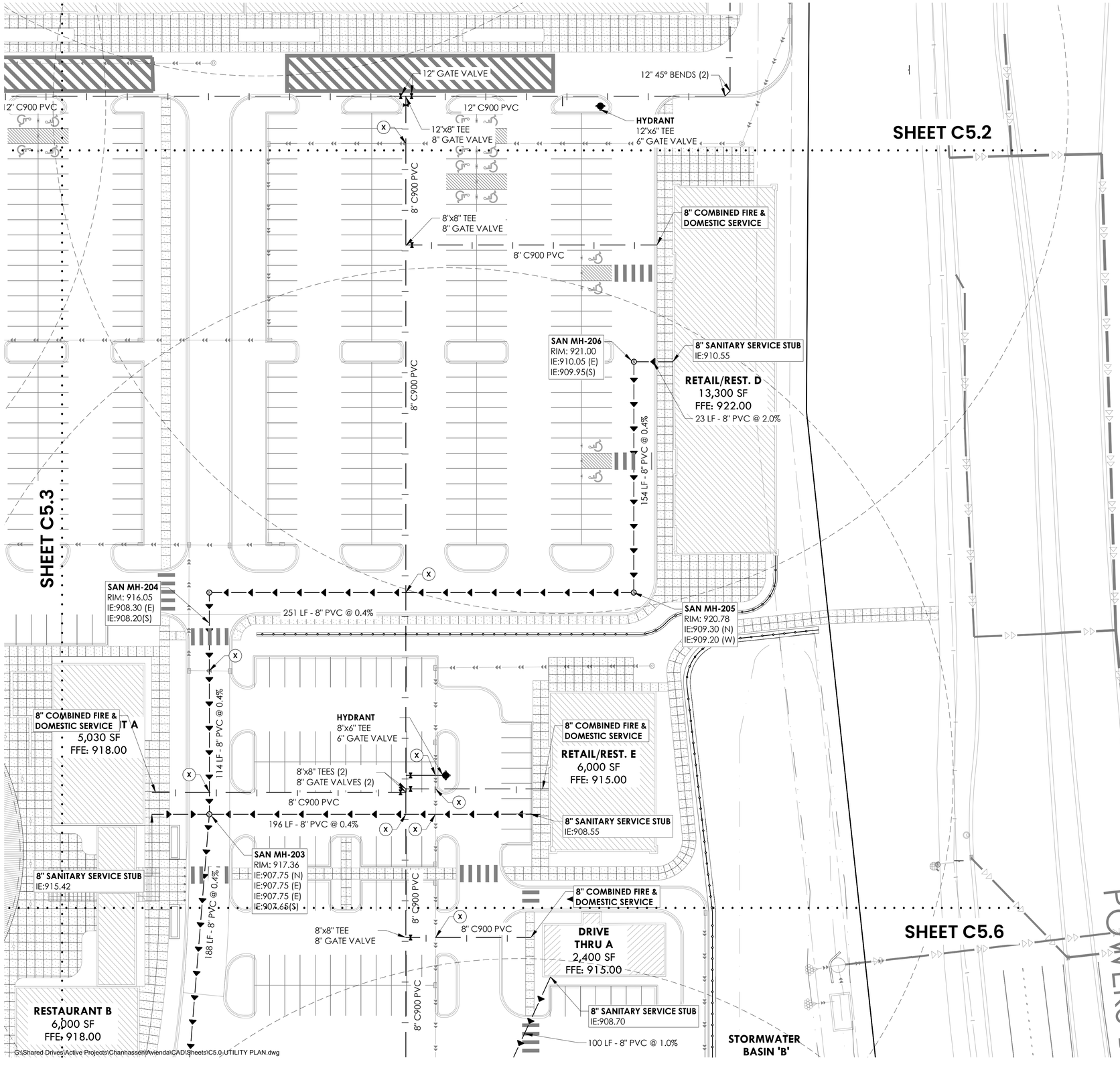

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LEGEND

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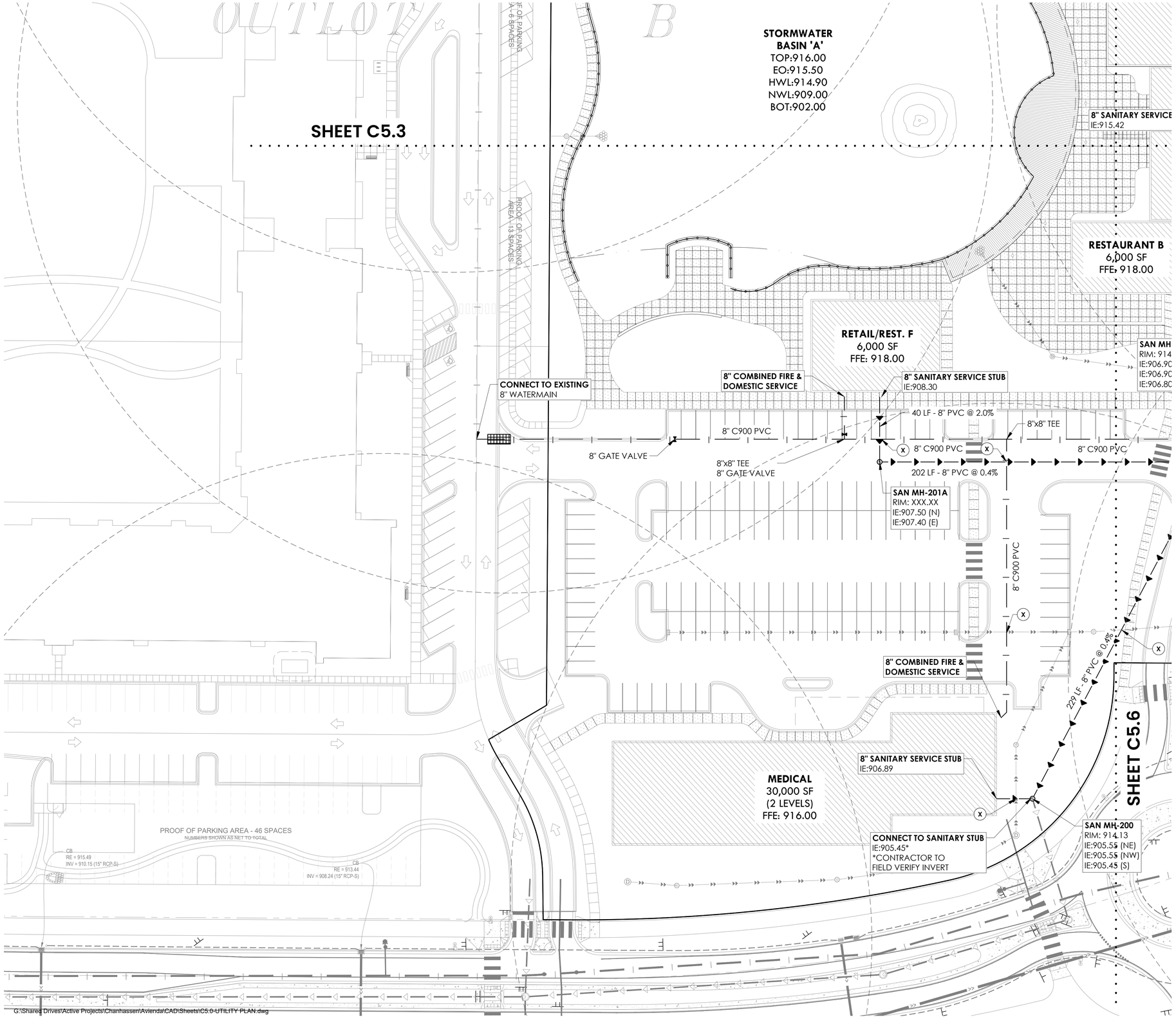
Sheet Title:
UTILITY EAST

Sheet:
C5.4



LEGEND

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UTILITY SOUTHWEST

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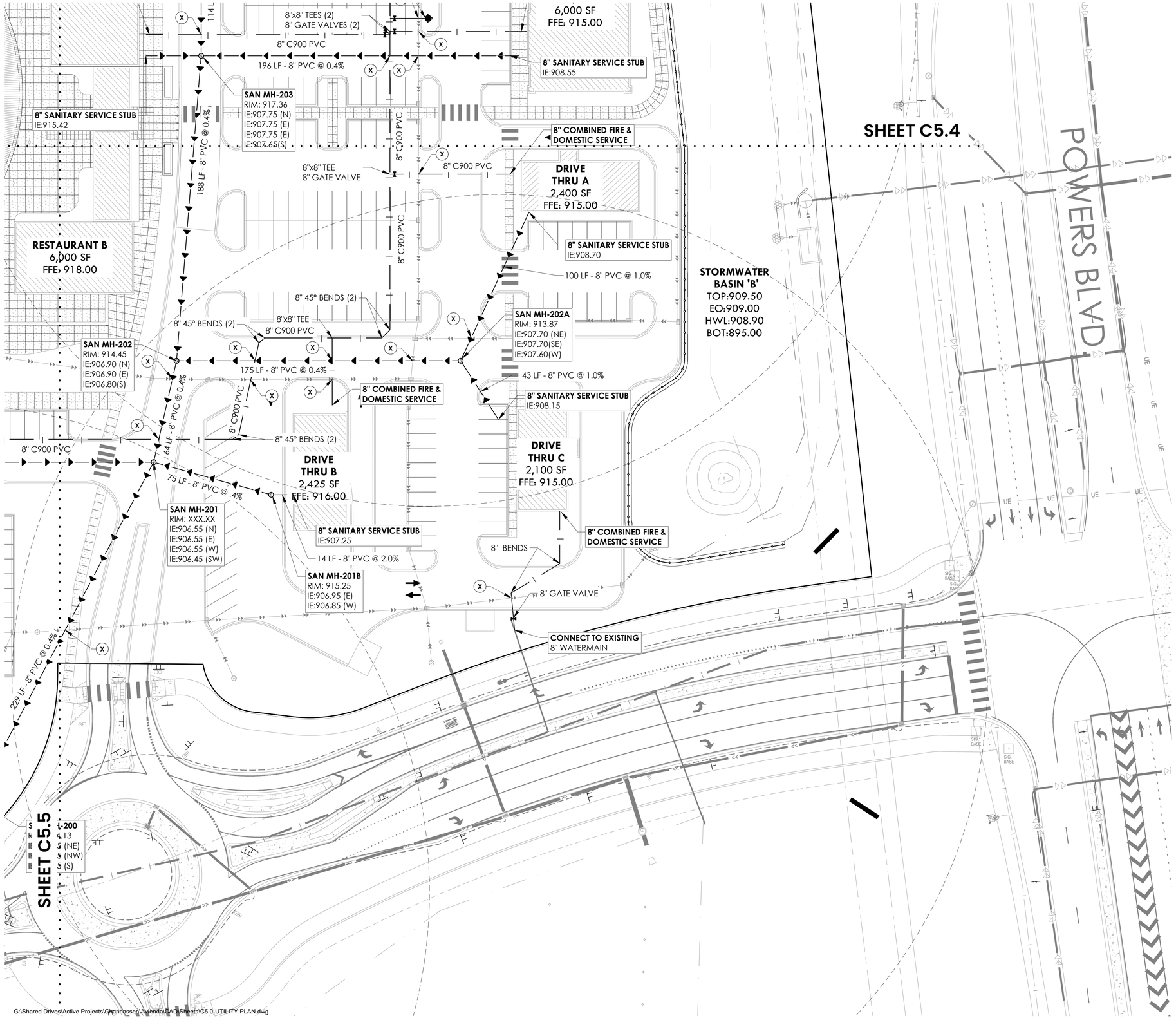

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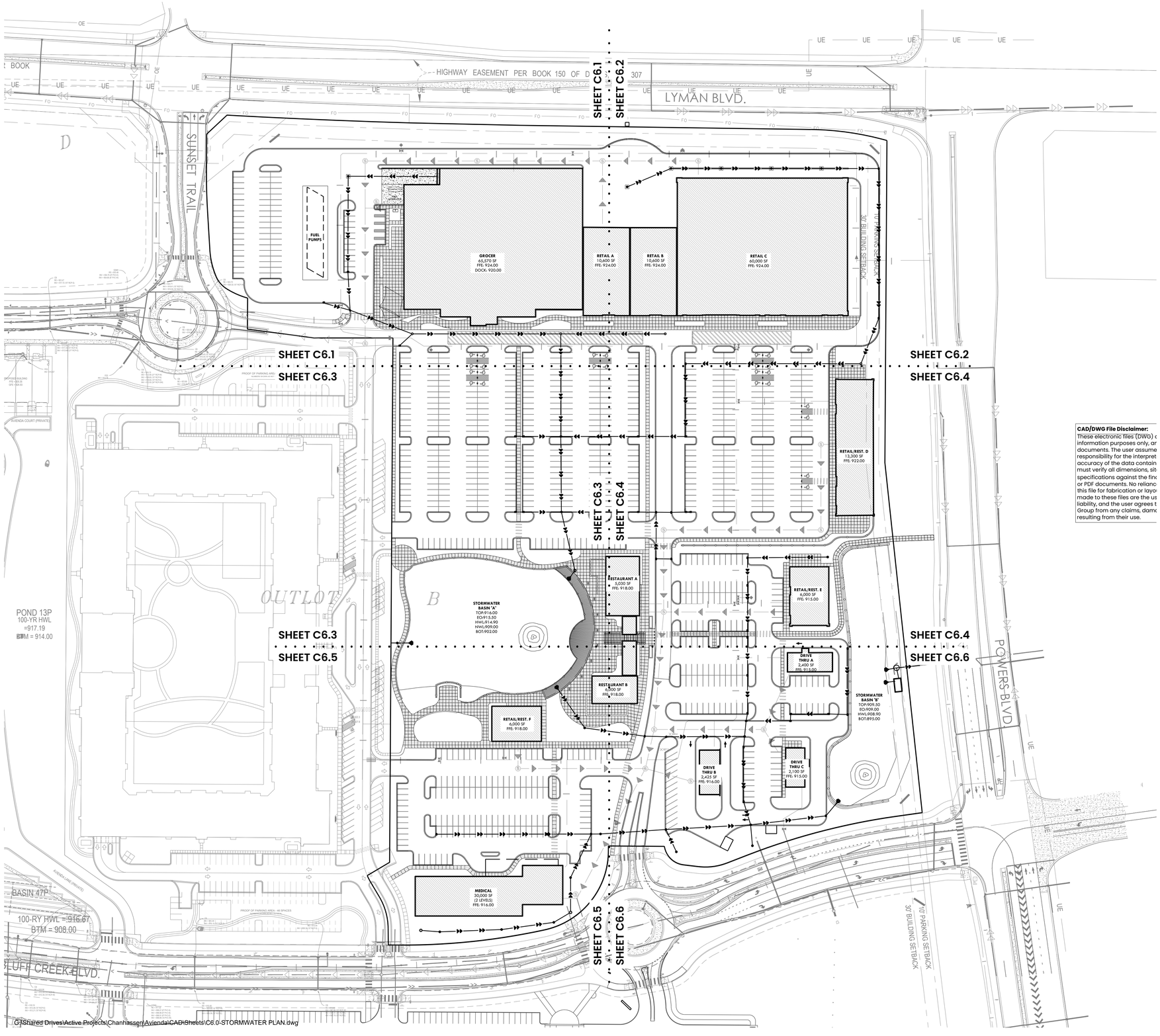
Sheet Title:
UTILITY SOUTHEAST

Sheet:
C5.6



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- LIGHT POLE

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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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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NOT FOR CONSTRUCTION

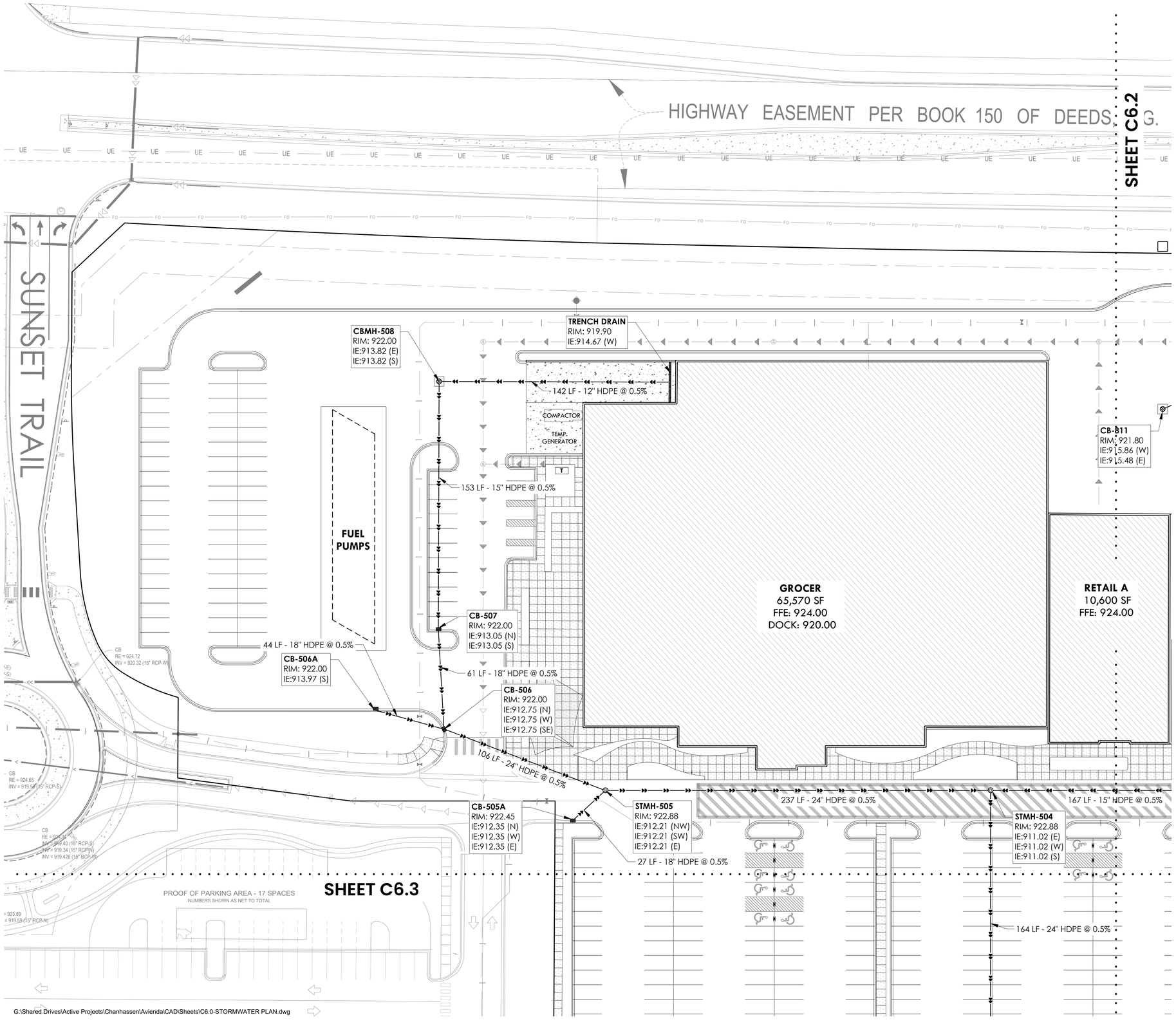
Peter S Moreau, PE
Date: Lic. No.: 53735

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:
STORMWATER PLAN OVERALL

Sheet:
C6.0



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

SCALE 0 30 60 IN FEET

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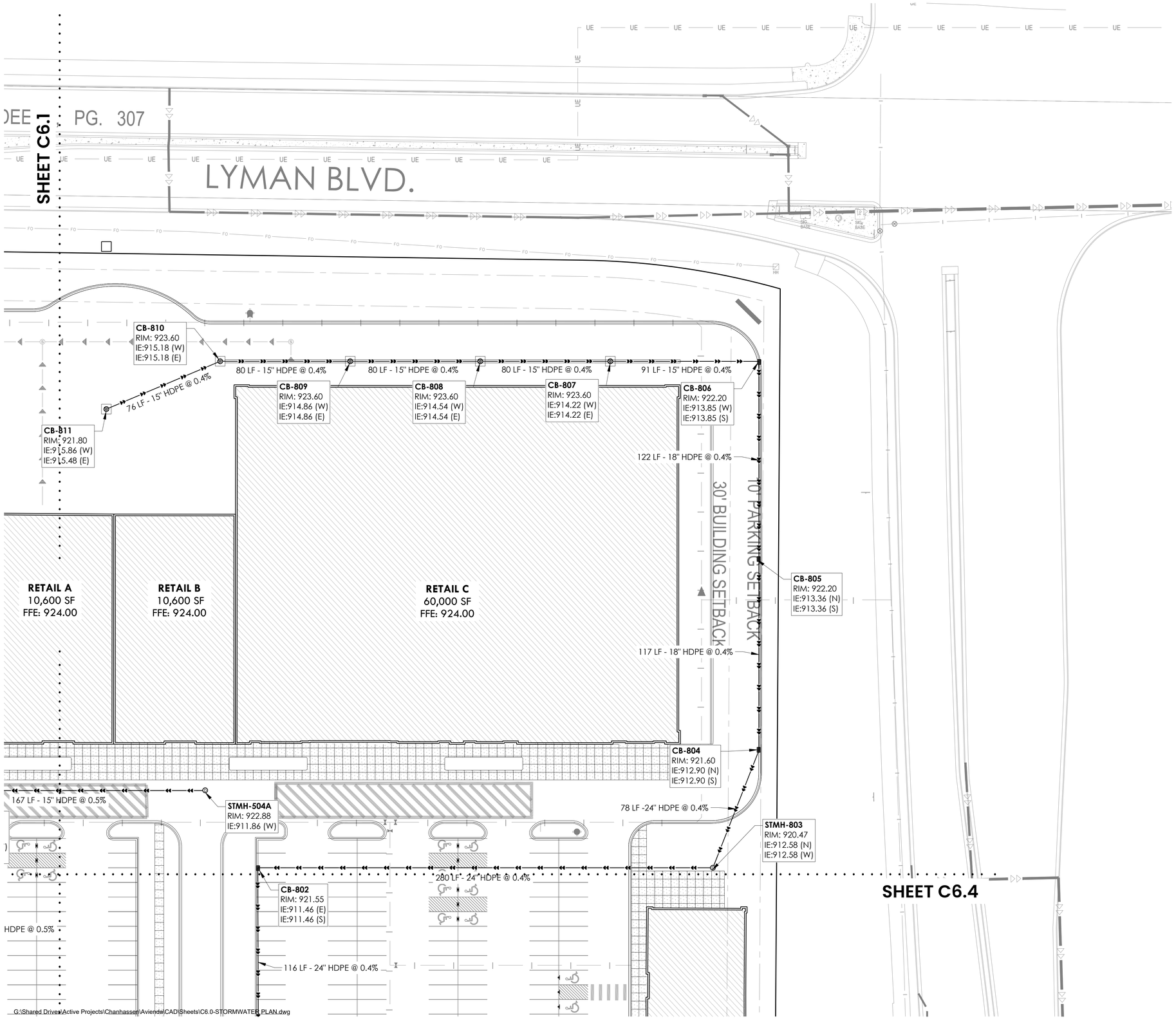
Sheet Title:
STORMWATER NORTHWEST

Sheet:
C6.1



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- EASEMENT
- CURB AND GUTTER
- WATER MAIN
- HYDRANT
- GATE VALVE
- SANITARY SEWER
- STORM SEWER
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0 30 60
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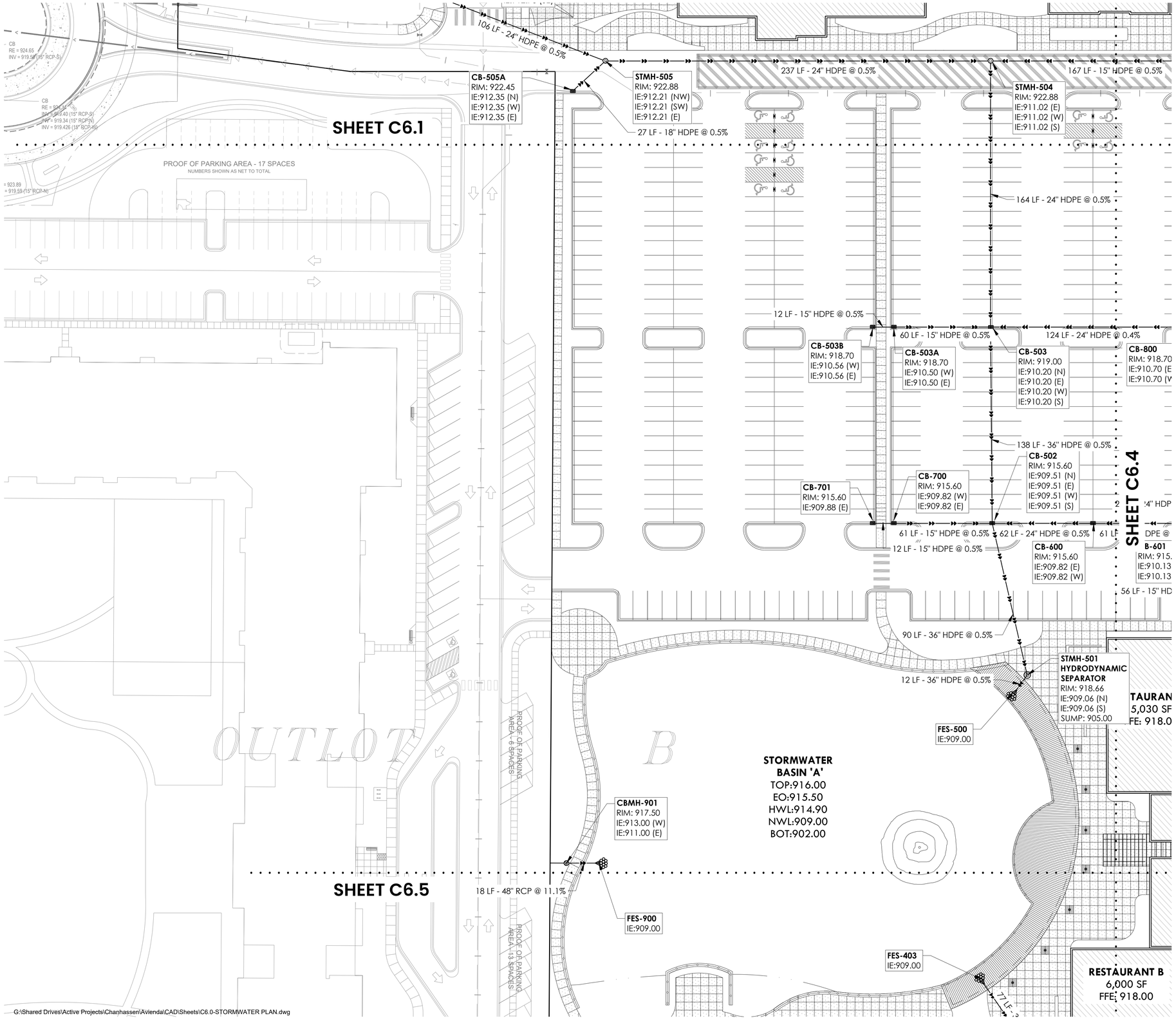
Sheet Title:
STORMWATER NORTHEAST

Sheet:
C6.2



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- EASEMENT
- CURB AND GUTTER
- WATER MAIN
- HYDRANT
- GATE VALVE
- SANITARY SEWER
- STORM SEWER
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0 30 60
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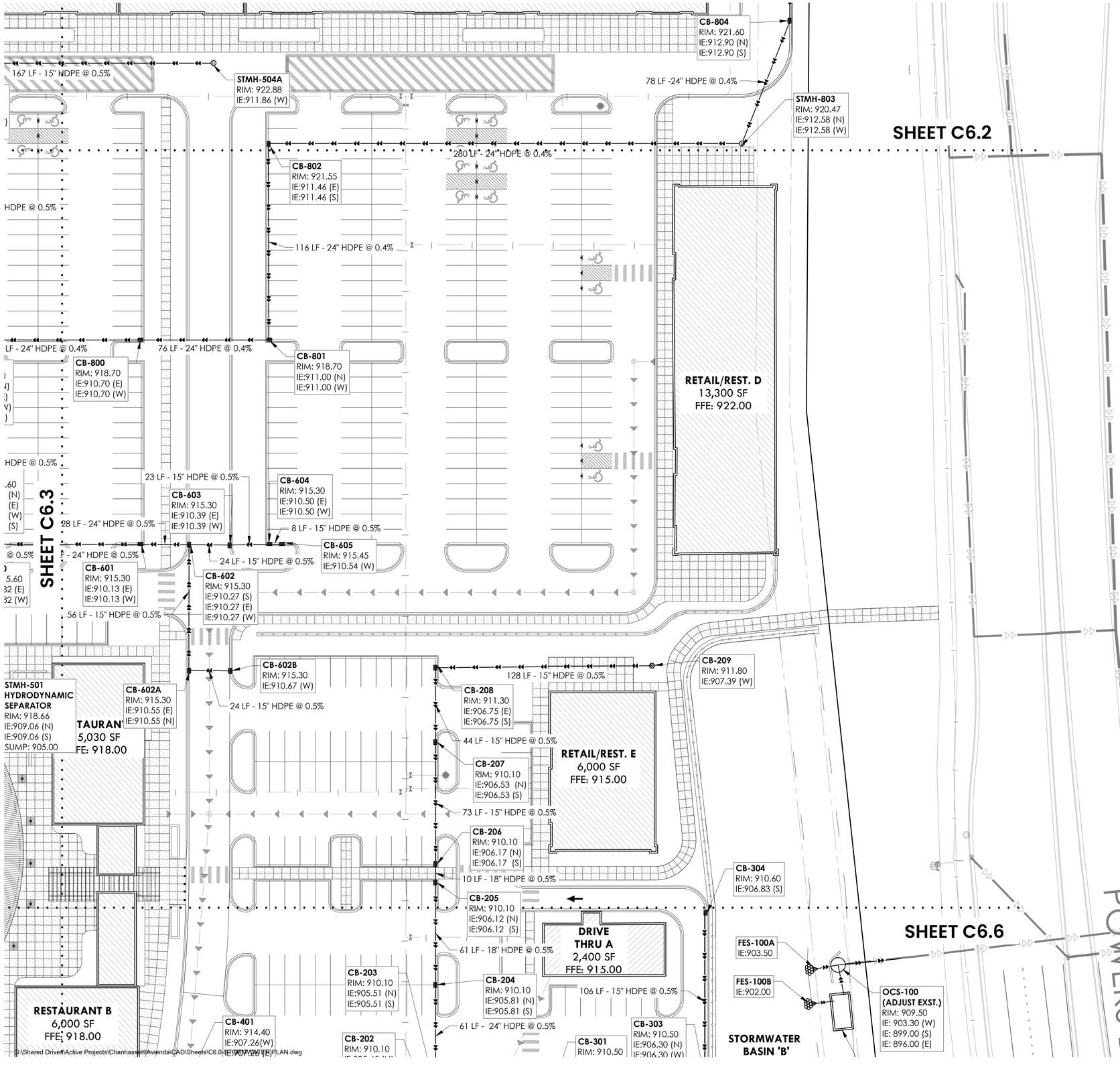
Sheet Title:
STORMWATER WEST

Sheet:
C6.3



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- EASEMENT
- CURB AND GUTTER
- WATER MAIN
- HYDRANT
- GATE VALVE
- SANITARY SEWER
- STORM SEWER
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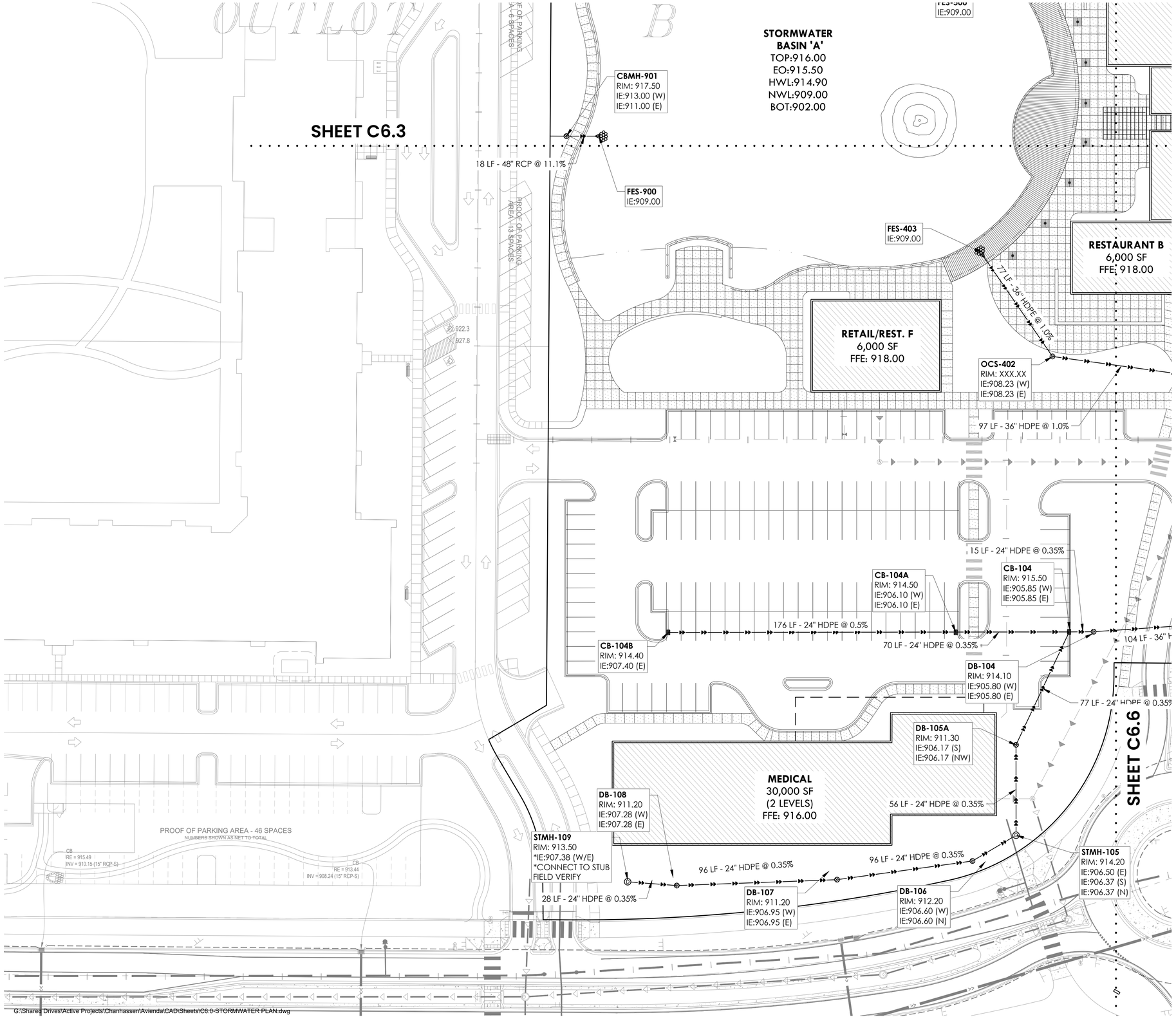
Sheet Title:
STORMWATER EAST

Sheet:
C6.4



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- EASEMENT
- CURB AND GUTTER
- WATER MAIN
- HYDRANT
- GATE VALVE
- SANITARY SEWER
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- DRAINTILE
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- GAS
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELEPHONE/FIBER
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0 30 60
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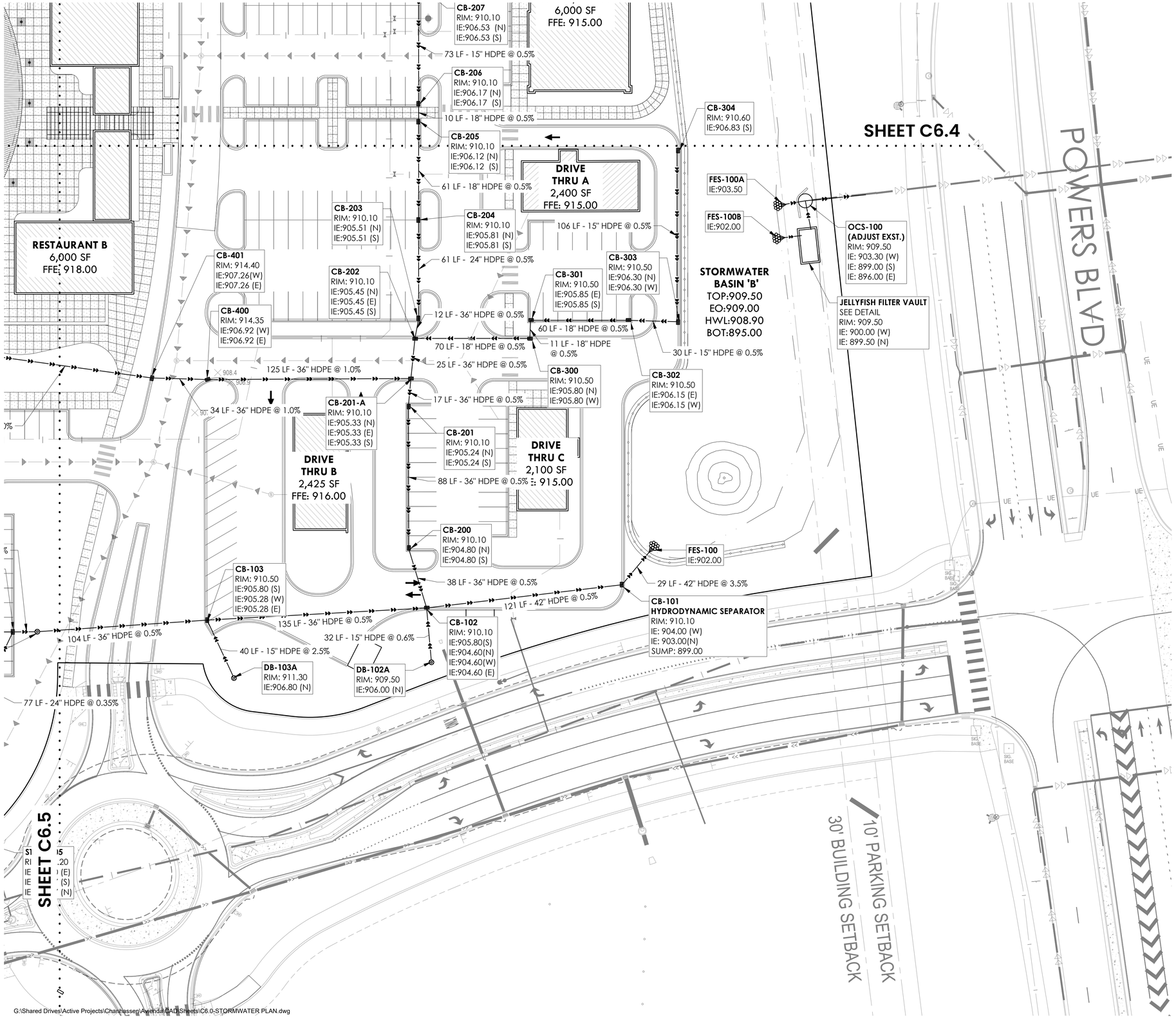
Sheet Title:
STORMWATER SOUTHWEST

Sheet:
C6.5



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- EASEMENT
- CURB AND GUTTER
- WATER MAIN
- HYDRANT
- GATE VALVE
- SANITARY SEWER
- STORM SEWER
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- DRAINTILE
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0 30 60
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.

0 30 60
SCALE IN FEET

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measure

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

Project Title:
AVIENDA RETAIL CENTER
CHANHASSAN, MN

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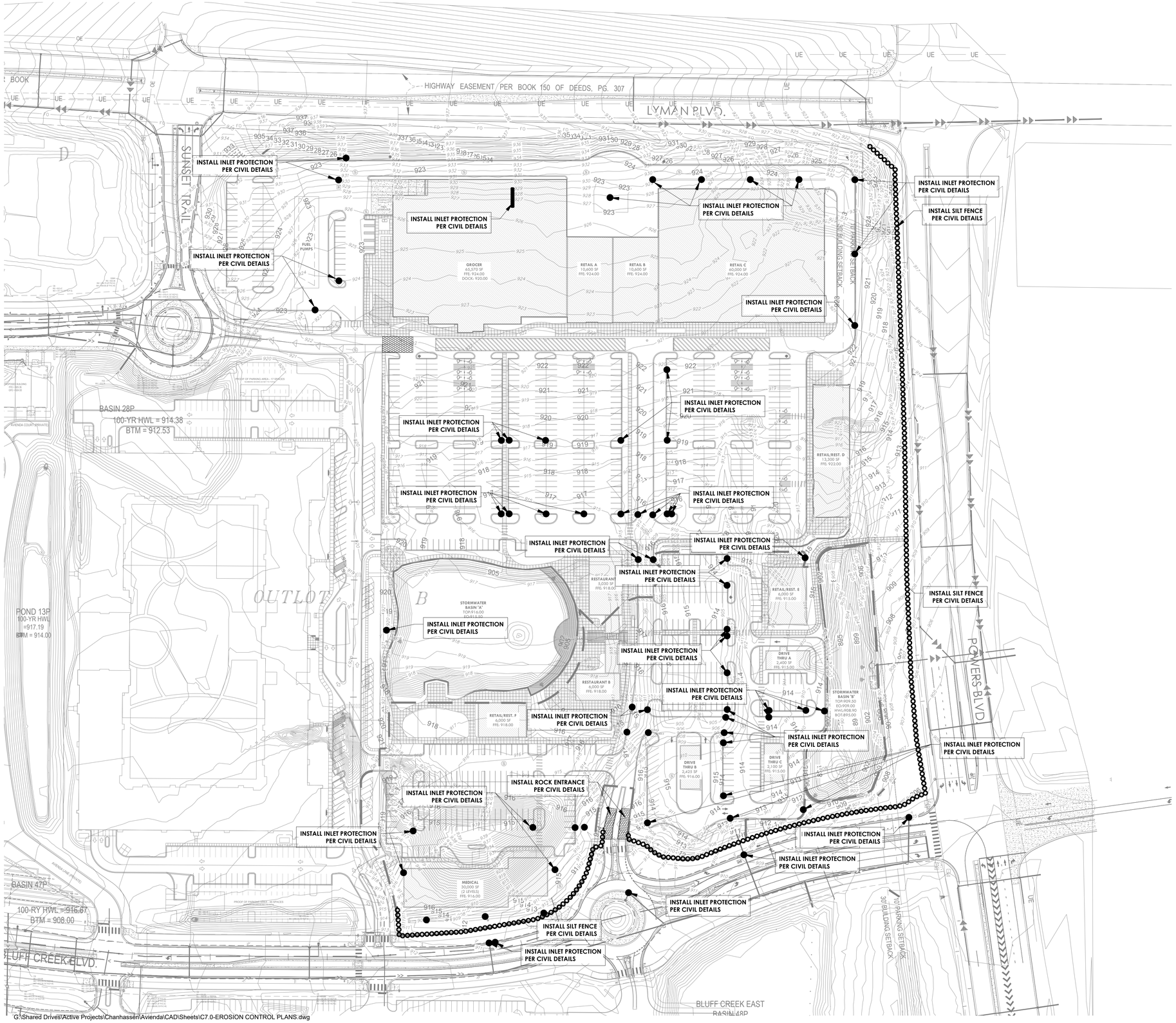
Sheet Title:
PHASE 1 EROSION CONTROL

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

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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.
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   - 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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0 30 60
SCALE IN FEET

measure

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Sheet Title:
PHASE 2 EROSION CONTROL

Sheet:
C7.1

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SWPPP NARRATIVE

THE SWPPP IS PREPARED IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS AS ESTABLISHED BY THE CLEAN WATER ACT. THE MINNESOTA POLLUTION CONTROL AGENCY'S CONSTRUCTION GENERAL PERMIT MN R100001 (CSGP) (EXPIRATION DATE JULY 31, 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

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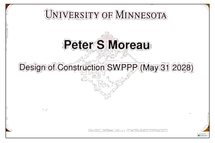
DESIGN OF CONSTRUCTION SWPPP, U OF M 05/31/28

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

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

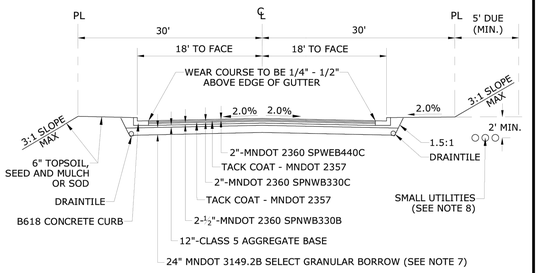
Peter J. Moreau, PE
Date: Lic. No.: 53735

Rev.	Date	Description
	8/14/2026	CITY SUBMITTAL

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

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

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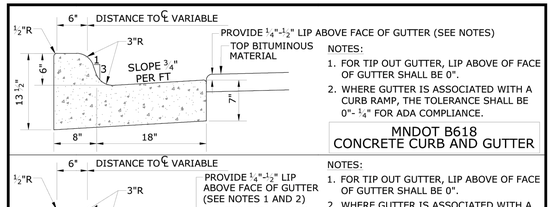
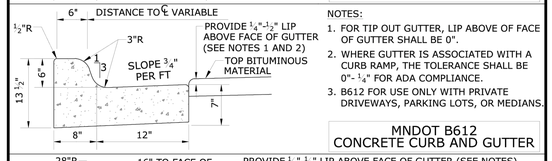


NOTES:
1. FOR TIP OUT GUTTER, LIP ABOVE OF FACE OF GUTTER SHALL BE 0".
2. WHERE GUTTER IS ASSOCIATED WITH A CURB RAMP, THE TOLERANCE SHALL BE 0"- 1/4" FOR ADA COMPLIANCE.

MNDOT B618
CONCRETE CURB AND GUTTER



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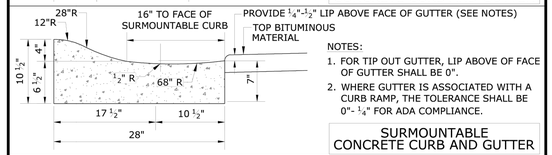
2. WHERE GUTTER IS ASSOCIATED WITH A CURB RAMP, THE TOLERANCE SHALL BE 0"- 1/4" FOR ADA COMPLIANCE.
3. B612 FOR USE ONLY WITH PRIVATE DRIVEWAYS, PARKING LOTS, OR MEDIANS.

MNDOT B612
CONCRETE CURB AND GUTTER



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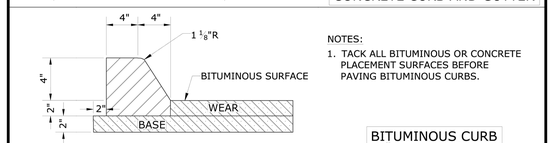
SURMOUNTABLE
CONCRETE CURB AND GUTTER



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

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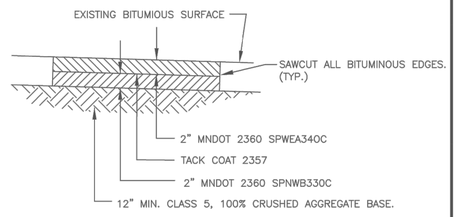
TYPICAL BITUMINOUS PATCH DETAIL



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
FILE NAME: G:\ENG\SPECS\5202A		

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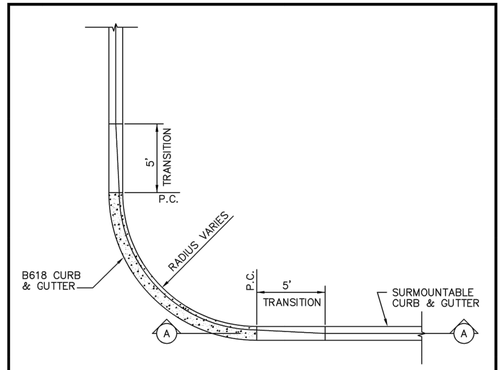
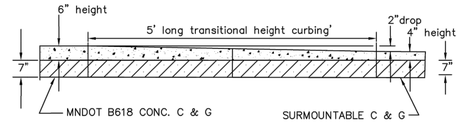


TYPICAL RESIDENTIAL RADIUS – 20'
TYPICAL COLLECTOR RADIUS – 30'



SECTION A-A

CITY OF CHANHASSEN

TYPICAL CURB RADIUS

REVISED: 3-16	ENGINEERING DEPARTMENT	PLATE NO.: 5204
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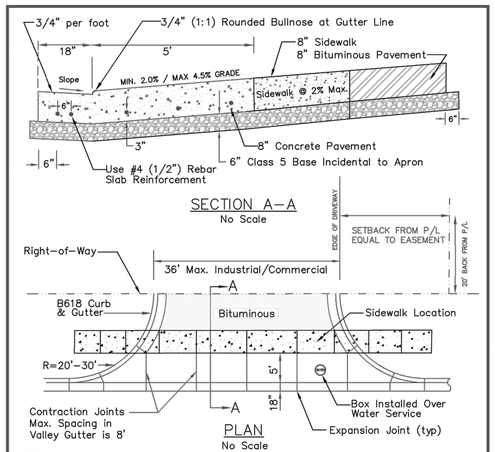

NOTE:
1. Use #4 (1/2") rebar slab reinforcement in R.O.W placed @ 6" in from each edge. Rebar is to be spaced 2' on centers, being 6" on center in the gutter.
2. Contraction joints shall be 1/3 the depth of the slab.
3. Maximum pavement slope allowed within 30' of the street is 4.5%.
4. All concrete 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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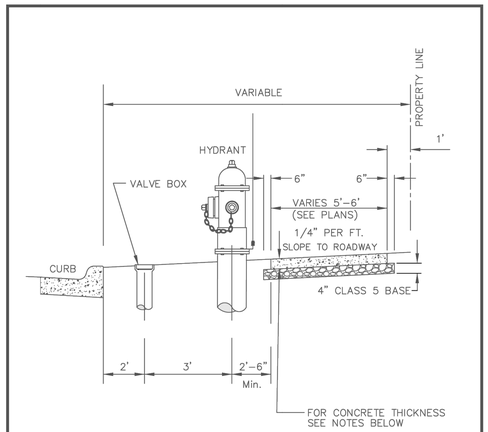

NOTES:

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		

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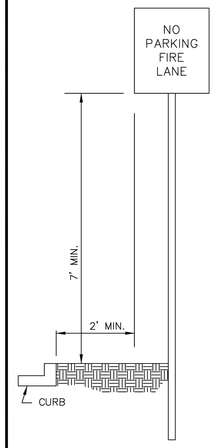
CHANHASSEN FIRE DEPARTMENT POLICY REQUIREMENTS FOR FIRE LANE SIGNAGE



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

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

Sheet Title:
SITE DETAILS

Sheet:
C8.0

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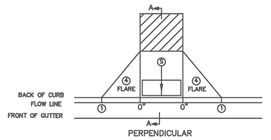

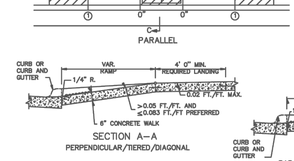

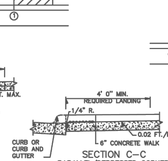

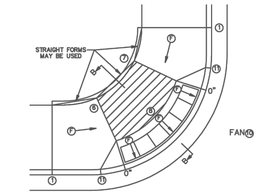

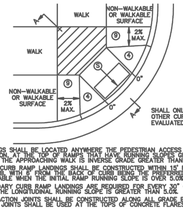

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT EXCEED A RUNNING SLOPE LESS 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 BEYOND THE OVERHANG 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, WHERE 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 (RAMPING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY AS AN INDEPENDENT PIECE FROM THE ADJACENT SIDEWALK REINFORCEMENT DETAILS ON SHEET 5 OF 6 FOR ALL SIDEWALKS.

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 CONTINUOUSLY EXTEND FOR A MIN. OF 24" PAST THE TOP OF TRAVEL (DEPRESSED GUTTER) WHERE WALK WIDTH PER MINIMUM SHOULDER WIDTH REQUIREMENTS. NO SLOPE WHERE DETECTABLE WARNINGS ARE INSTALLED IN CONCRETE WHERE 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.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 6" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 2" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

(1) MATCH FULL HEIGHT CURB.
(2) 24" 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 SO THAT IT CAN BE DETECTED WARNING PLACEMENT.
(6) THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALL. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL (TYPICAL FOR ALL)
(7) WHERE ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE V CURB. WHERE ADJACENT TO CONCRETE, USE OF V CURB SHOULD BE LIMITED. THE USE OF V CURB IN 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) INTERMEDIATE CURB HEIGHTS 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.

(5) 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%.
(7) 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

STATE PROJ. NO.

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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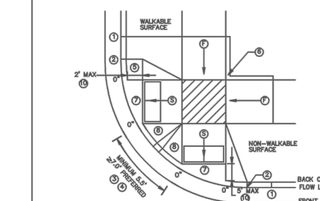

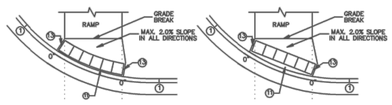

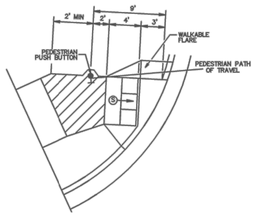

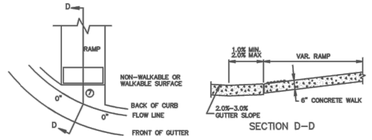

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT EXCEED A RUNNING SLOPE LESS 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 BEYOND THE OVERHANG 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, WHERE 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 FROM SIDEWALK REINFORCEMENT DETAILS ON SHEET 5 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 AT 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 CONTINUOUSLY EXTEND FOR A MIN. OF 24" PAST THE TOP OF TRAVEL (DEPRESSED GUTTER) WHERE WALK WIDTH PER MINIMUM SHOULDER WIDTH REQUIREMENTS. NO SLOPE WHERE DETECTABLE WARNINGS ARE INSTALLED IN CONCRETE WHERE 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 2" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES (2)-A (5)FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

(1) MATCH FULL CURB HEIGHT.
(2) 24" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
(3) 24" MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP, 5' PREFERRED (4' MIN. DISTANCE REQUIRED BETWEEN DOMES).
(4) THE "RAMP" IN DETECTABLE WARNINGS 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 CONCRETE PAVED FLARES AS PART OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE DIRECTIONAL RAMP FLARES SHALL BE USED. SEE THE DETAIL ON THIS SHEET.
(6) GRADING SHALL ALWAYS BE USED WHEN FEASIBLE V CURB. WHERE ADJACENT TO CONCRETE, USE OF V CURB IN A RUNNING SLOPE SHOULD BE LIMITED. THE USE OF V CURB IN A RUNNING SLOPE 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. THE DETECTABLE WARNING SHALL BE PLACED 12" MINIMUM TO 15" MAXIMUM FROM THE BACK OF CURB. THIS ENSURES THAT THE DETECTABLE WARNING IS LOCATED AT THE BEGINNING OF THE RAMP WITHOUT RAISED OBSTACLES THAT COULD INCORRECTLY 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 9" FROM BACK OF CURB. THIS ENSURES THAT THE DETECTABLE WARNING IS LOCATED AT THE BEGINNING OF THE RAMP.
(12) FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNING SHALL EXTEND THE ENTIRE WIDTH OF THE WALK PATH. THIS ENSURES 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 FACE 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 SIDE OF EDGING 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.

(5) 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%.
(7) 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

STATE PROJ. NO.

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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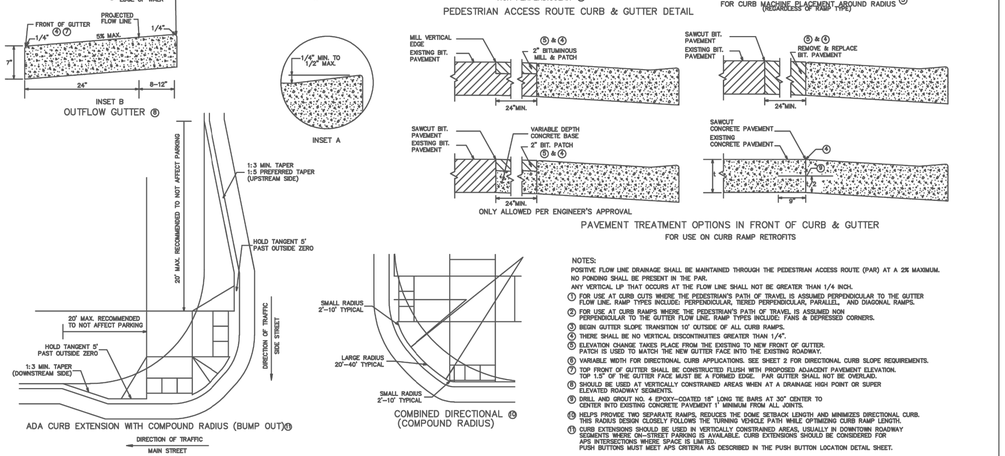

NOTES:

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

STATE PROJ. NO.

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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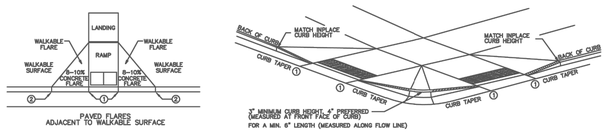

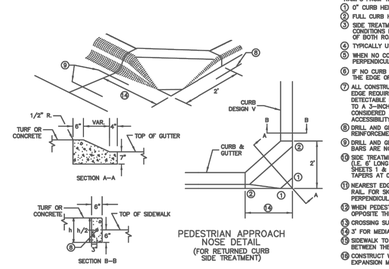

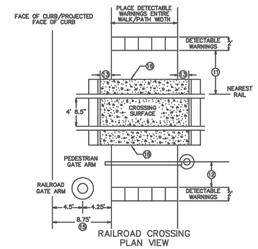

NOTES:

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 DICTATE. 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 2" 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

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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

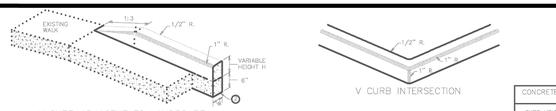
Peter J. Moreau, PE
Date: Lic. No.: 53735

Rev.	Date	Description
	8/14/2026	CITY SUBMITTAL

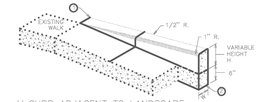
Project #: 26-104
Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026

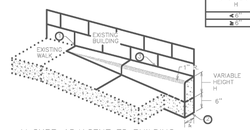
Sheet Title:
ADA DETAILS

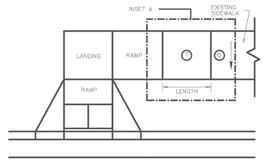
Sheet:
C8.1

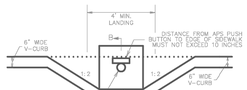


CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
<6"	4"
≥6"	6"

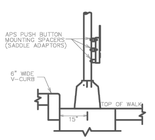


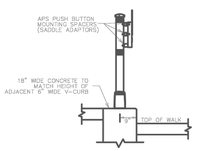












NOTES:

A WALKABLE FLARE IS AN 8–10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

① END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.

② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.

③ CONSTRUCT USING APPROVED EXPANSION MATERIAL PER MNDOT TYPE A–E EXPANSION. LEAVE A MINIMUM 1/2" TOP GAP AND SEAL WITH MNDOT APPROVED SILICONE PER MNDOT SPEC 3722.

④ THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1" LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE, WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.

⑤ TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).

⑥ EXISTING CROSS SLOPE GREATER THAN 2.0%

LEGEND

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

○ 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%

▭ 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.

⊖ TRANSITION PANEL(S) – TO BE USED FOR TRANSITIONING THE CROSS–SLOPE OF A RAMP TO THE EXISTING WALK CROSS–SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

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

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

STATE PROJ. NO.

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

1
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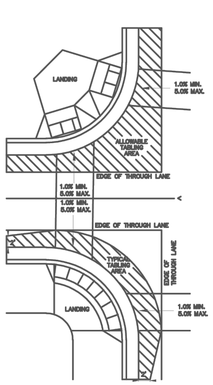

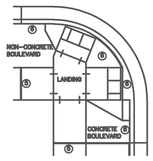

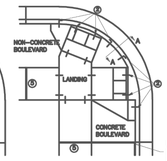

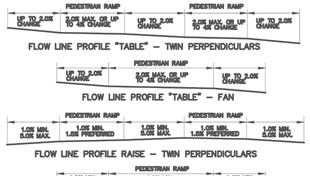

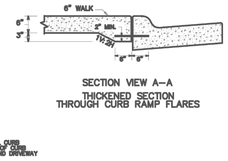

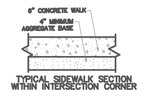

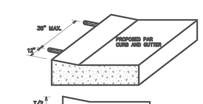

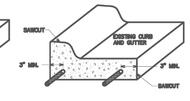

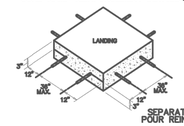

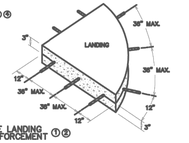

GENERAL NOTES:

"TABLING" OF CROSSFALLS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK. IS REQUIRED WHEN A BOULEVARD IS IN A STEP OR NECK 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 IN A STEP OR NECK CONDITION AND THE PROJECT SCOPE ALLOWS. "TABLING" SHALL EXTEND 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) 8.0% MAX. CROSS–SLOPE OF THE ROAD
3) "TABLE" 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 8.0% MAXIMUM CROSS–SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (OR OTHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 8.0% 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" EMBEDING 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 CMS 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 ENGINEER

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

Sheet Title:
ADA DETAILS

Sheet:
C8.2

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EROSION AND SEDIMENT CONTROL STANDARD NOTES

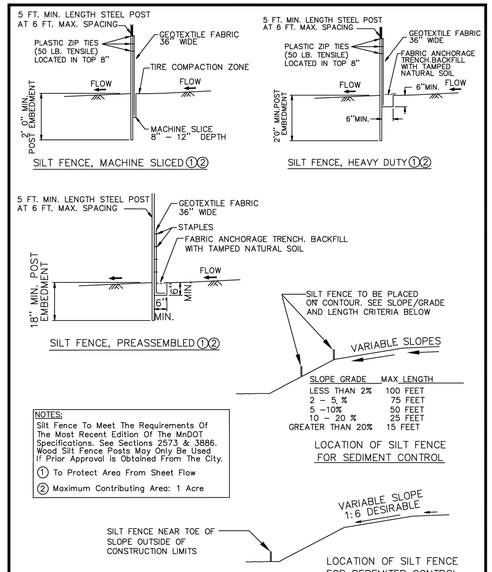
1. EROSION CONTROL MUST BE INSTALLED AND INSPECTED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES INCLUDING TREE REMOVAL AND GRADING.
   1.1. CONTACT ENGINEERING DEPARTMENT TO SCHEDULE AN INSPECTION 952-227-1160 OR ENGDEPT@CHANHASSENMN.GOV
2. THE CONTRACTOR SHALL ABIDE BY ADDITIONAL EROSION AND SEDIMENT 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
FILE NAME: G:\ENG\SPECS\5300		

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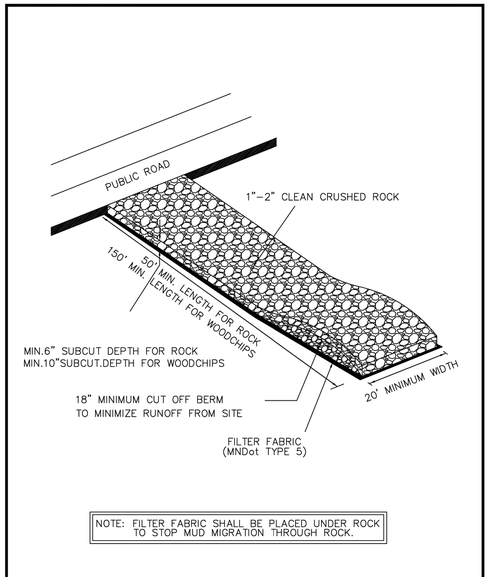


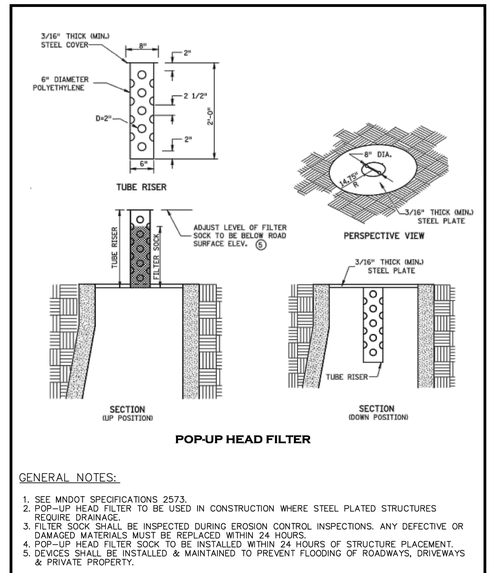
NOTE: FILTER FABRIC SHALL BE PLACED UNDER ROCK TO STOP MUD MIGRATION THROUGH ROCK.

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
FILE NAME: G:\ENG\SPECS\5302		

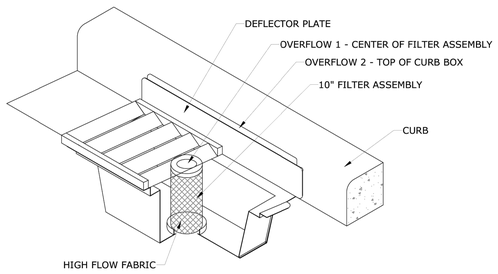
4 C8.3

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:

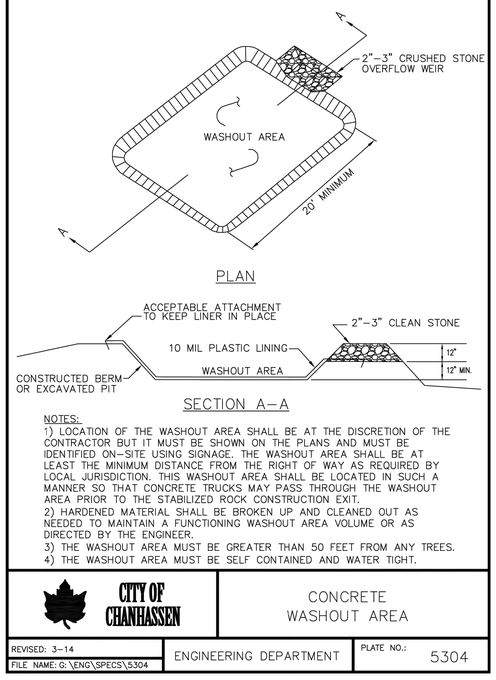
1. CLEAN FILTER MEDIA AFTER EACH RAIN EVENT AND REPLACE IF FILTER IS CLOGGED WITH SEDIMENT.
2. REMOVE DEBRIS/SEDIMENT FROM RECEPTACLE AFTER DEVICE IS 50% FULL.
3. ALTERNATIVE SEDIMENT TRAP DEVICES MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.

CITY OF CHANHASSEN

CATCH BASIN SEDIMENT TRAP

REVISED: 2-24	ENGINEERING DEPARTMENT	PLATE NO.: 5302A

5 C8.3



SECTION A–A

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
FILE NAME: G:\ENG\SPECS\5304		

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
	8/14/2026	CITY SUBMITTAL

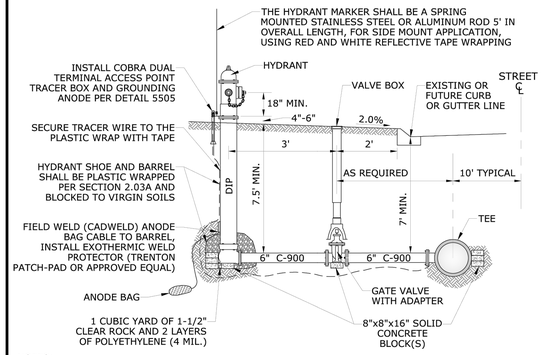
Project #: 26-104
Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026

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



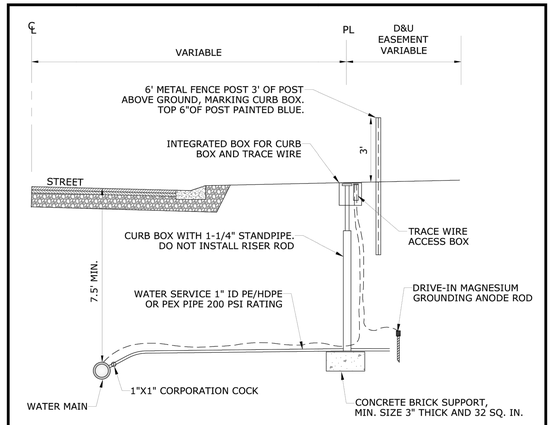
NOTES:

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



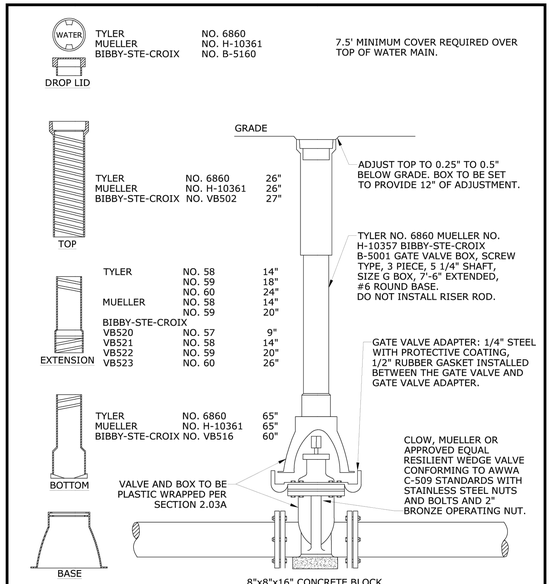
NOTES:

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

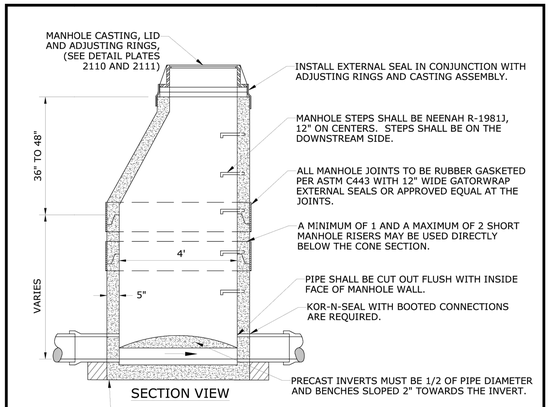
2 C8.4



TYPICAL GATE VALVE AND BOX INSTALLATION

REVISED: 2-24	ENGINEERING DEPARTMENT	PLATE NO.: 1006

3 C8.4



NOTES:

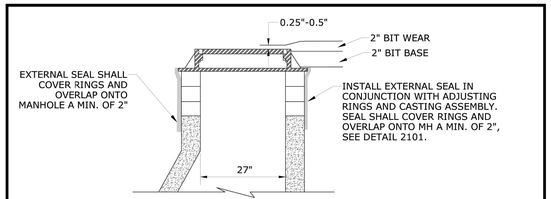
1. KOR-N-SEAL MANHOLE OR EQUAL CONSIDERED ACCEPTABLE ALTERNATE.
2. ALL DOG HOUSES SHALL BE GROUTED ON INSIDE.
3. WHEN THE MANHOLE STRUCTURE IS CONSTRUCTED OUTSIDE THE TRAVELED ROADWAY A WITNESS POST AND SIGN (MH) SHALL BE INSTALLED NEXT TO THE MANHOLE CENTERED BEHIND THE STRUCTURE FROM THE ROADWAY.
4. 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.

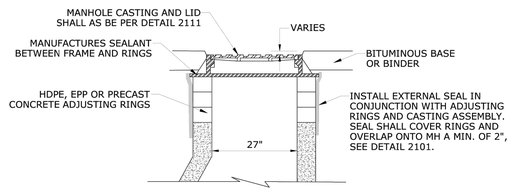
STANDARD SANITARY SEWER MANHOLE

REVISED: 2-24	ENGINEERING DEPARTMENT	PLATE NO.: 2101

4 C8.4



BIT. WEAR COURSE ADJ. DETAIL



BIT. BASE OR BINDER COURSE ADJ. DETAIL

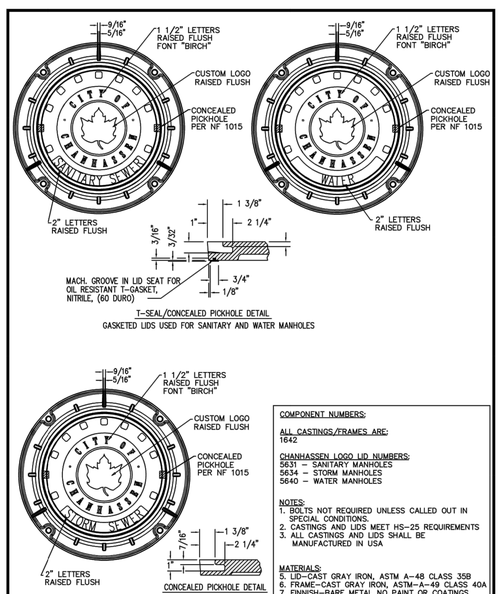
NOTES:

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
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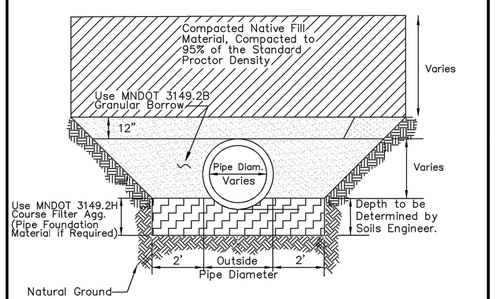
6 C8.4



NOTES:

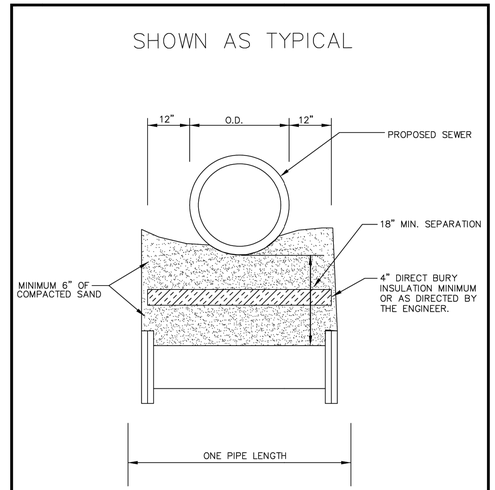
1. When existing soil conditions are not acceptable for backfill and/or compaction in the pipe zone, pipe bedding and backfill shall be used as shown above.
2. A soils engineer will be required to determine the depth of the pipe foundation embedment material if needed. Pipe foundation material shall 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

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

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

Sheet Title:
UTILITY DETAILS

Sheet:
C8.4

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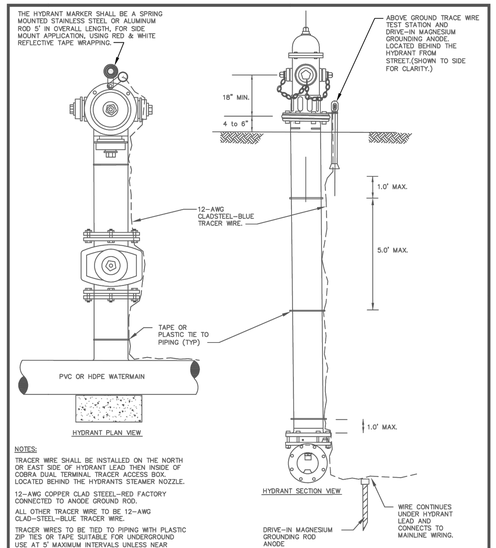

CITY OF CHANHASSEN

HYDRANT TRACER WIRE DETAIL

REVISED: 2-22

ENGINEERING DEPARTMENT

PLATE NO.: 5505

FILE NAME: G: \ENG\SPECS\5505

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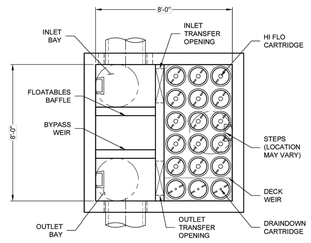
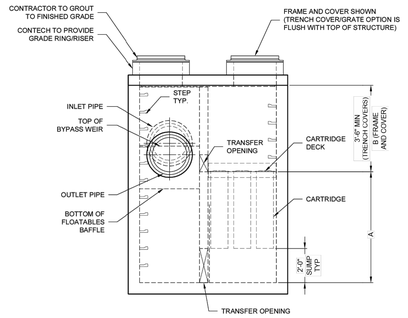


PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

Jellyfish® Filter

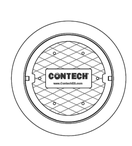
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726; 8,221,618; US 8,123,936; OTHER INTERNATIONAL PATENTS PENDING

JELLYFISH DESIGN NOTES

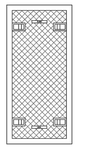
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

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-478, 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

I:\COMMON\CAD\TREATMENT\15 JELLYFISH FILTER\MS STANDARD DRAWINGS\JFPD0808-JFPD0808-STL-NEW.DWG 12/20/2018 10:00 AM

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

measure

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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Sheet:
C8.5

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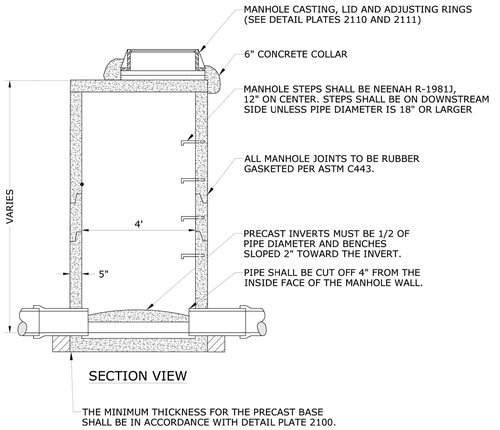
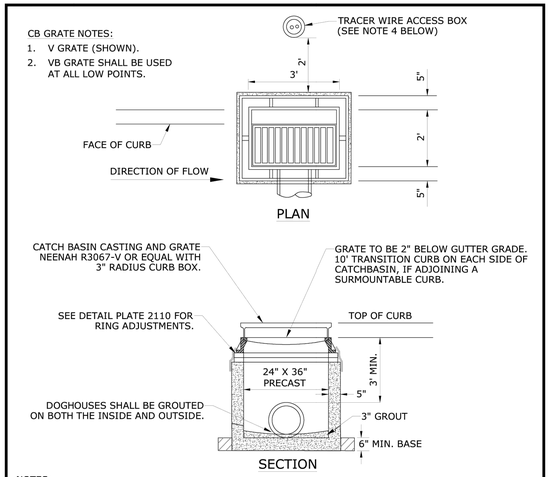


NOTES:
1. ALL DOG HOUSES SHALL BE GROUTED BOTH INSIDE AND OUTSIDE OF THE STRUCTURE.
2. WHEN THE MANHOLE OR CATCH BASIN STRUCTURE IS CONSTRUCTED OUTSIDE OF THE TRAVELED ROADWAY A WITNESS POST AND SIGN (MH) SHALL BE INSTALLED BEHIND THE MH.
3. IF A SUMP MH IS REQUIRED, A MINIMUM SUMP DEPTH OF 4' SHALL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

STANDARD STORM MANHOLE		
REVISED:2-24	ENGINEERING DEPARTMENT	PLATE NO.: 3100

1 C8.6

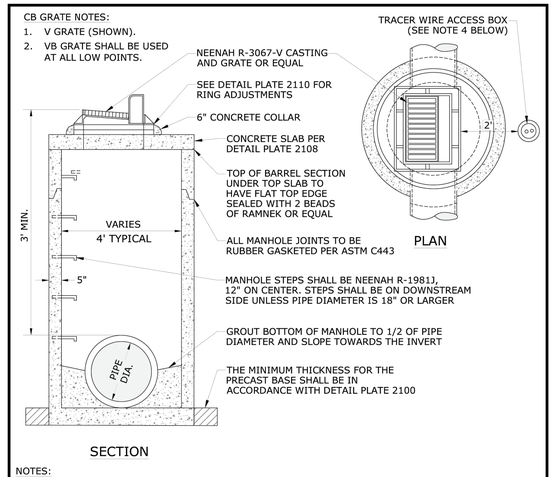


NOTES:
1. STEPS SHALL BE PROVIDED IN ALL CATCH BASIN/MANHOLES AND STORM SEWER MANHOLES.
2. CASTING TO BE TOTALLY ENCASED IN CONCRETE CURB SECTION.
3. NO BLOCK STRUCTURES ARE ALLOWED.
4. ALL DRAINTILE INSTALLATIONS SHALL BE IN ACCORDANCE WITH DETAIL PLATES 5232-5234. ASSOCIATED TRACER WIRE ACCESS BOXES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

STORM SEWER CATCH BASIN 2' X 3' RECTANGULAR		
REVISED:2-24	ENGINEERING DEPARTMENT	PLATE NO.: 3101

2 C8.6

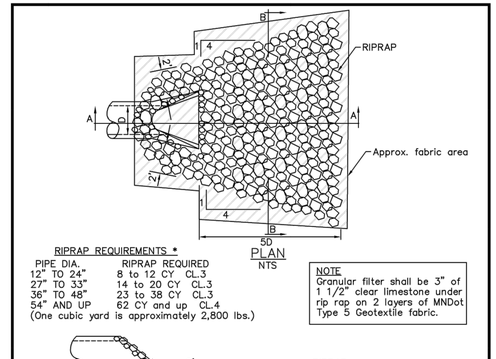


NOTES:
1. DOGHOUSES SHALL BE GROUTED BOTH INSIDE AND OUTSIDE THE STRUCTURE.
2. NO BLOCK STRUCTURES ARE ALLOWED.
3. IF A SUMP IS REQUIRED, A MINIMUM SUMP DEPTH OF 4' SHALL BE CONSTRUCTED BELOW THE LOWEST PIPE INVERT IN THE STRUCTURE.
4. ALL DRAINTILE INSTALLATIONS SHALL BE IN ACCORDANCE WITH DETAIL PLATES 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.

TYPICAL 4' DIAMETER CATCH BASIN MANHOLE		
REVISED:2-24	ENGINEERING DEPARTMENT	PLATE NO.: 3102

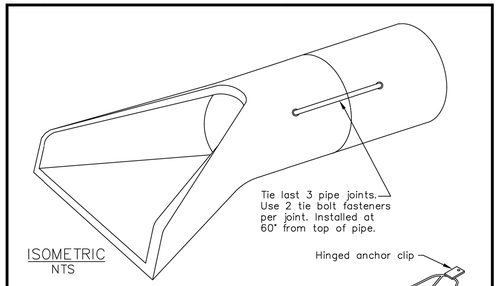
3 C8.6



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

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.

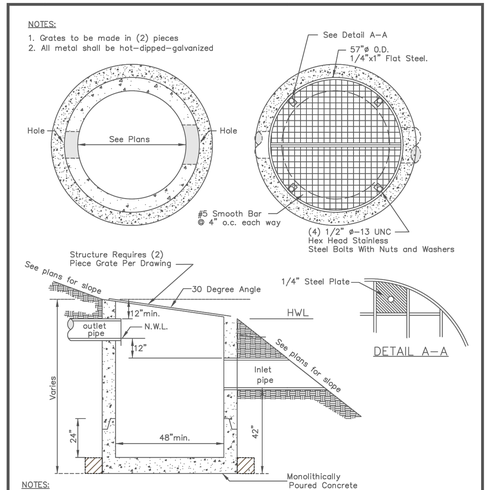
TRASH GUARD SIZING

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.

FLARED END SECTION AND TRASH GUARDS		
REVISED: 3-23	ENGINEERING DEPARTMENT	PLATE NO.: 3108
FILE NAME: G:\ENG\SPECS\3108		

5 C8.6

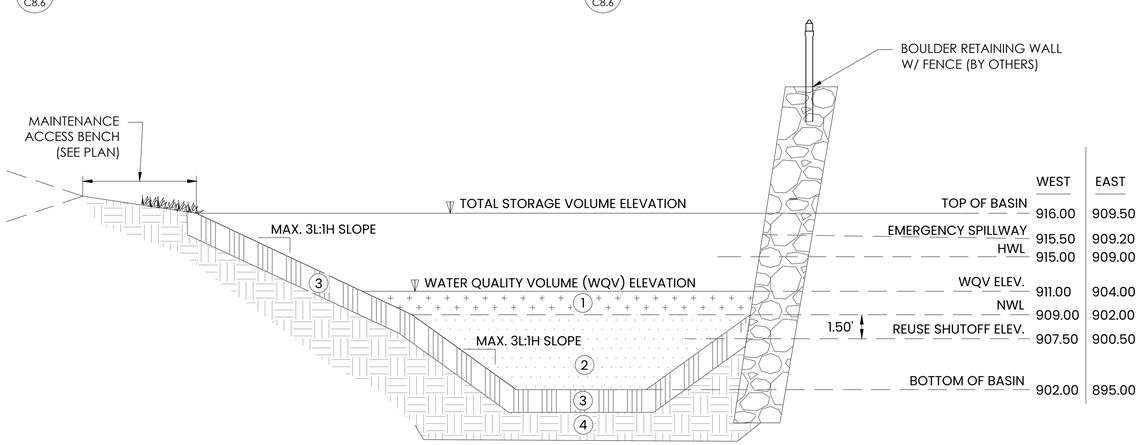


NOTES:
1. Standard pipe bedding required on both inlet & outlet pipes.
2. Tie last three joints. Use two tie bolt fasteners per joint.
3. The minimum thickness for the integral/monolithic precast bases shall be in accordance with detail #2100.
4. Evaluate #5 smooth bar 4" O.C. when in pedestrian accessible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

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

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
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:
STORM SEWER DETAILS

Sheet:
C8.6

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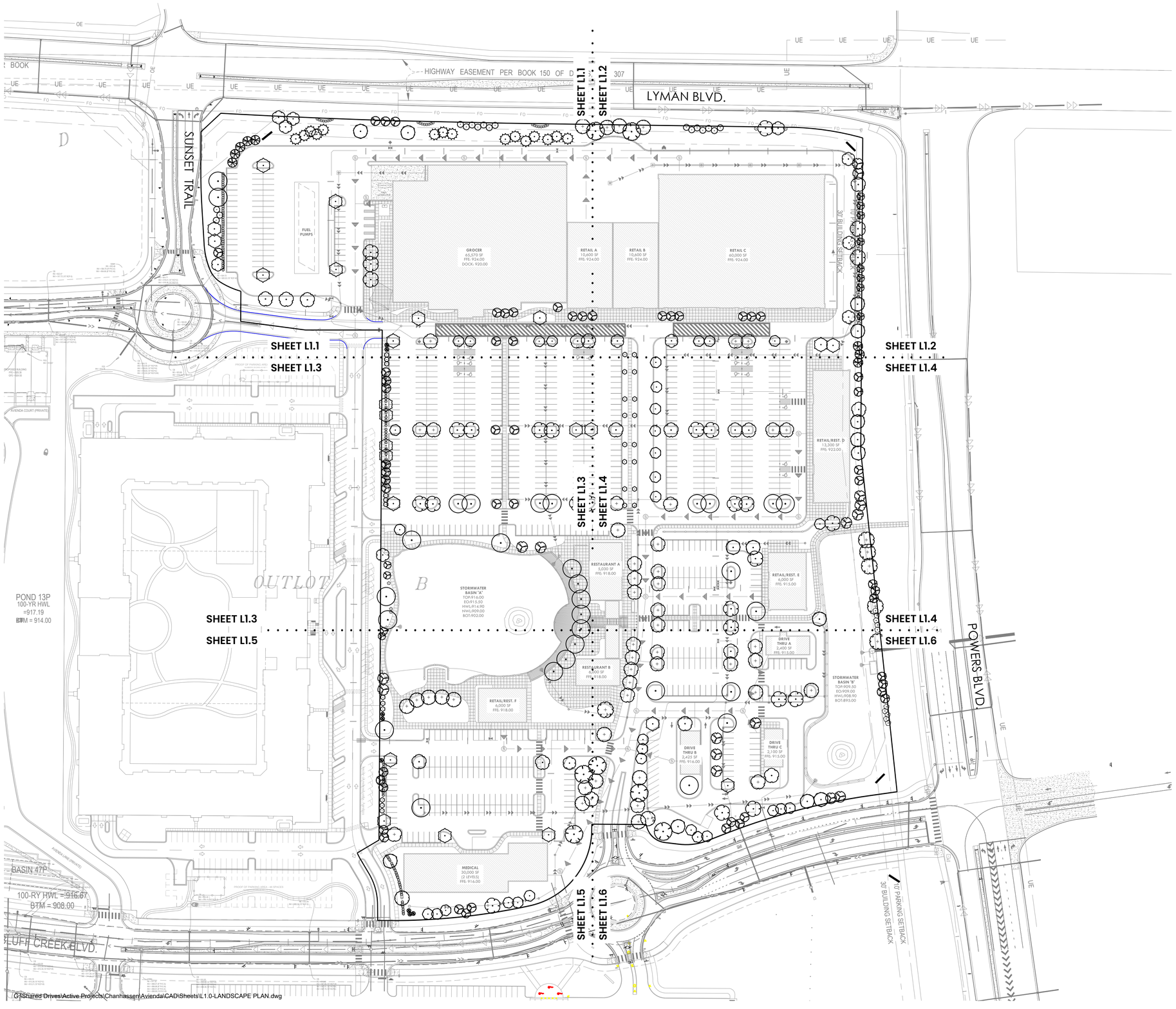

LEGEND

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

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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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NOT FOR CONSTRUCTION

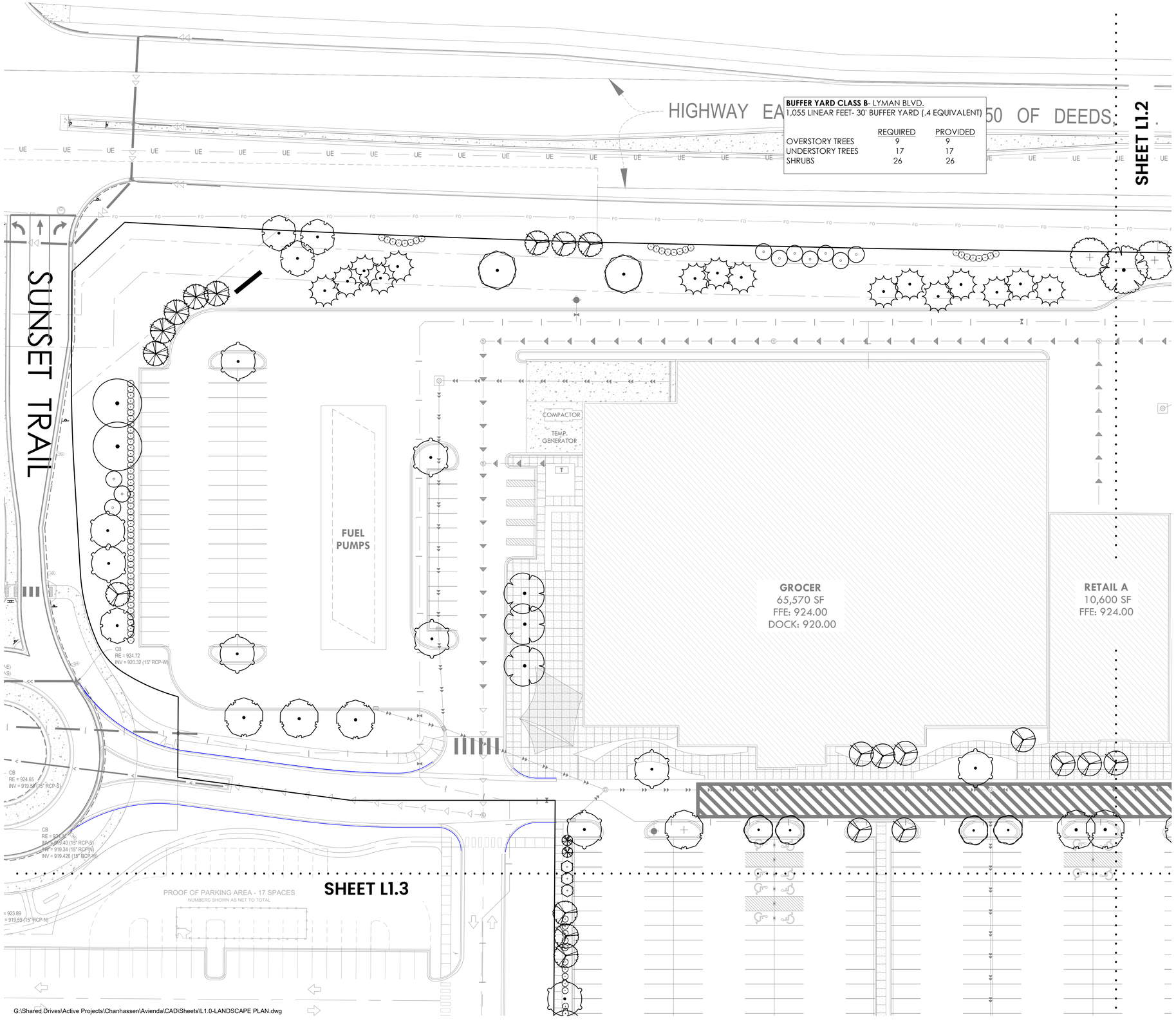
Jon M. Workman, PLA
Date: Lic. No.: 59119

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 PLAN - OVERALL

Sheet:
L1.0



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
- CURB AND GUTTER
- WATER MAIN
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- STORM SEWER
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- TREE PROTECTION FENCE
- RETAINING WALL (BY OTHERS)
- SIGN
- LIGHT POLE
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT

SCALE 0 30 60 IN FEET

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measure

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800 LA SALLE AVENUE, SUITE 1250
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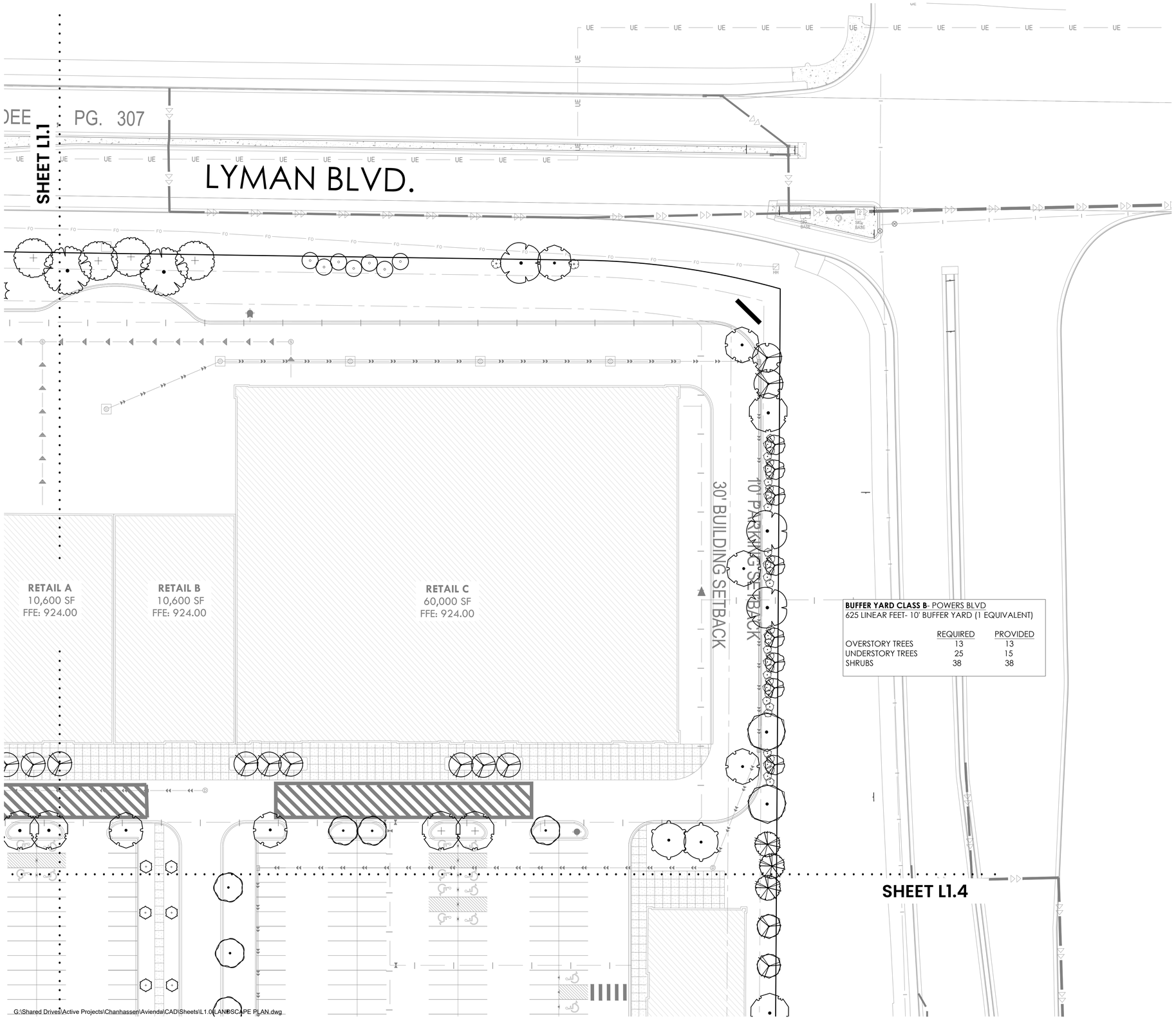
Project #: 26-104
Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026

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
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
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- WATER MAIN
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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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NOT FOR CONSTRUCTION

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

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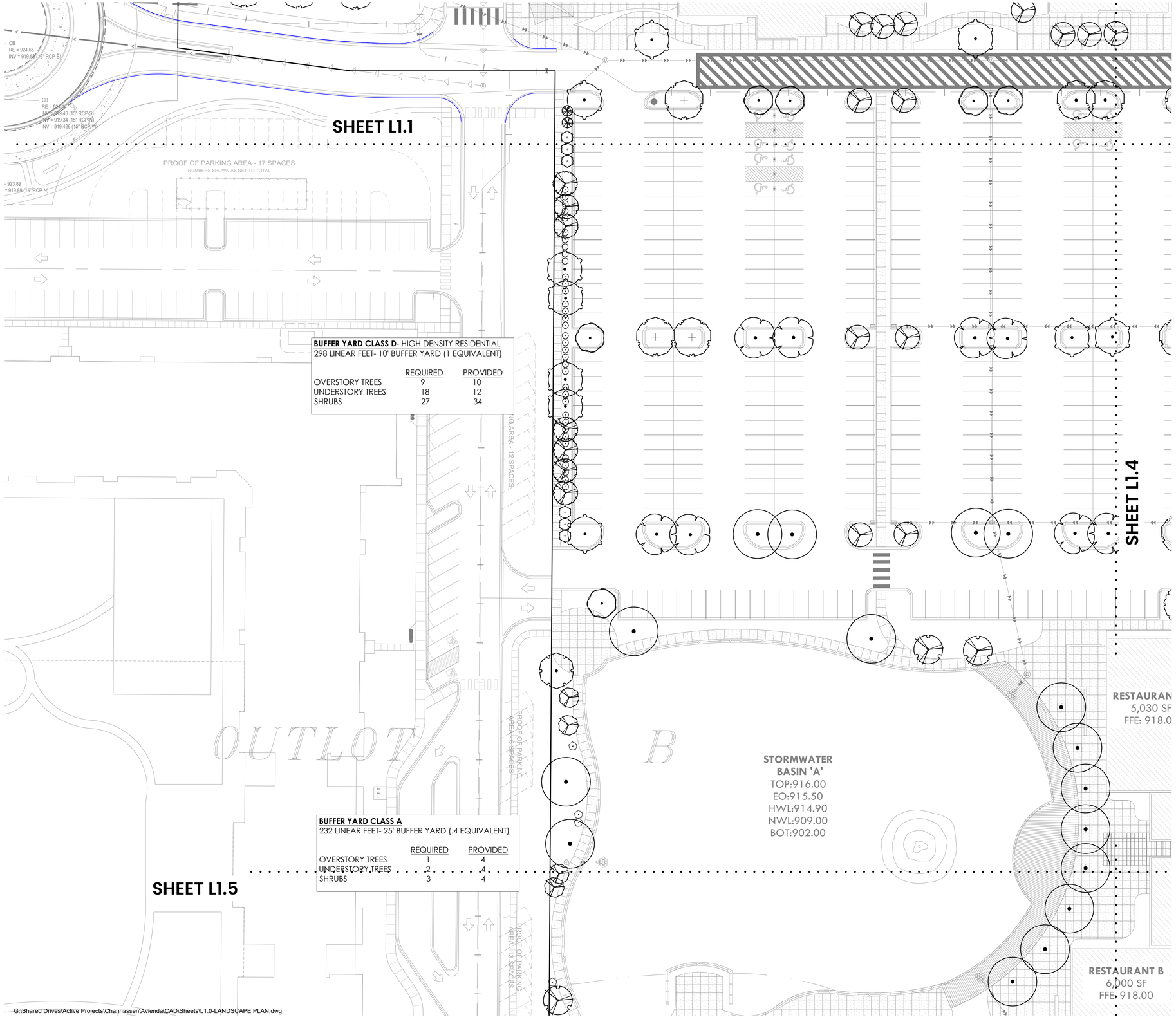
	8/14/2026	CITY SUBMITTAL

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

Sheet Title:
LANDSCAPE PLAN NORTHEAST

Sheet:
L1.2



LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SETBACK LINE
- RIGHT OF WAY LINE
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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

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CHANHASSAN, MN

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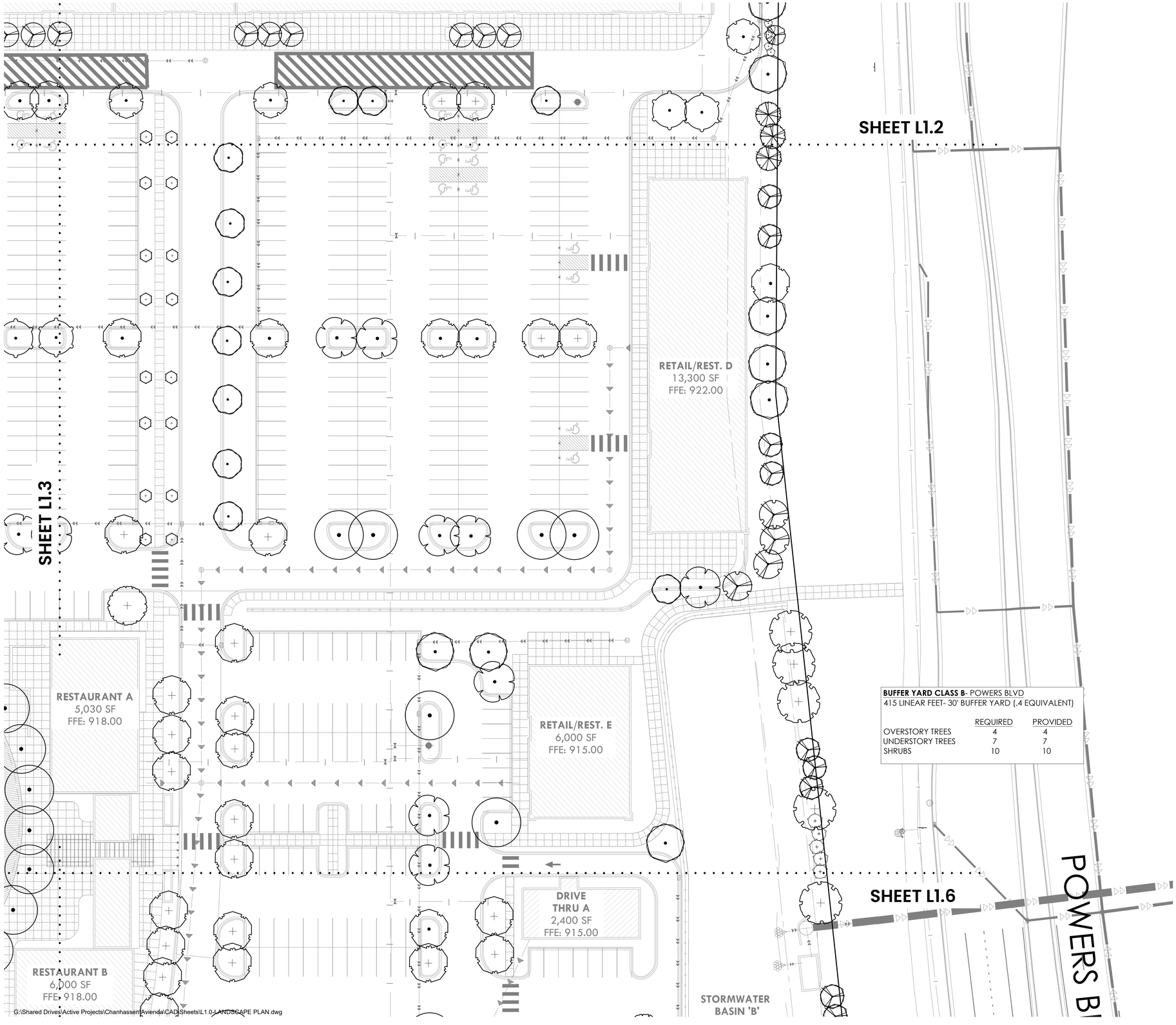
Issue Date: 08/14/2026

Sheet Title:
LANDSCAPE PLAN WEST

Sheet:
L1.3



LEGEND

PROPOSED

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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

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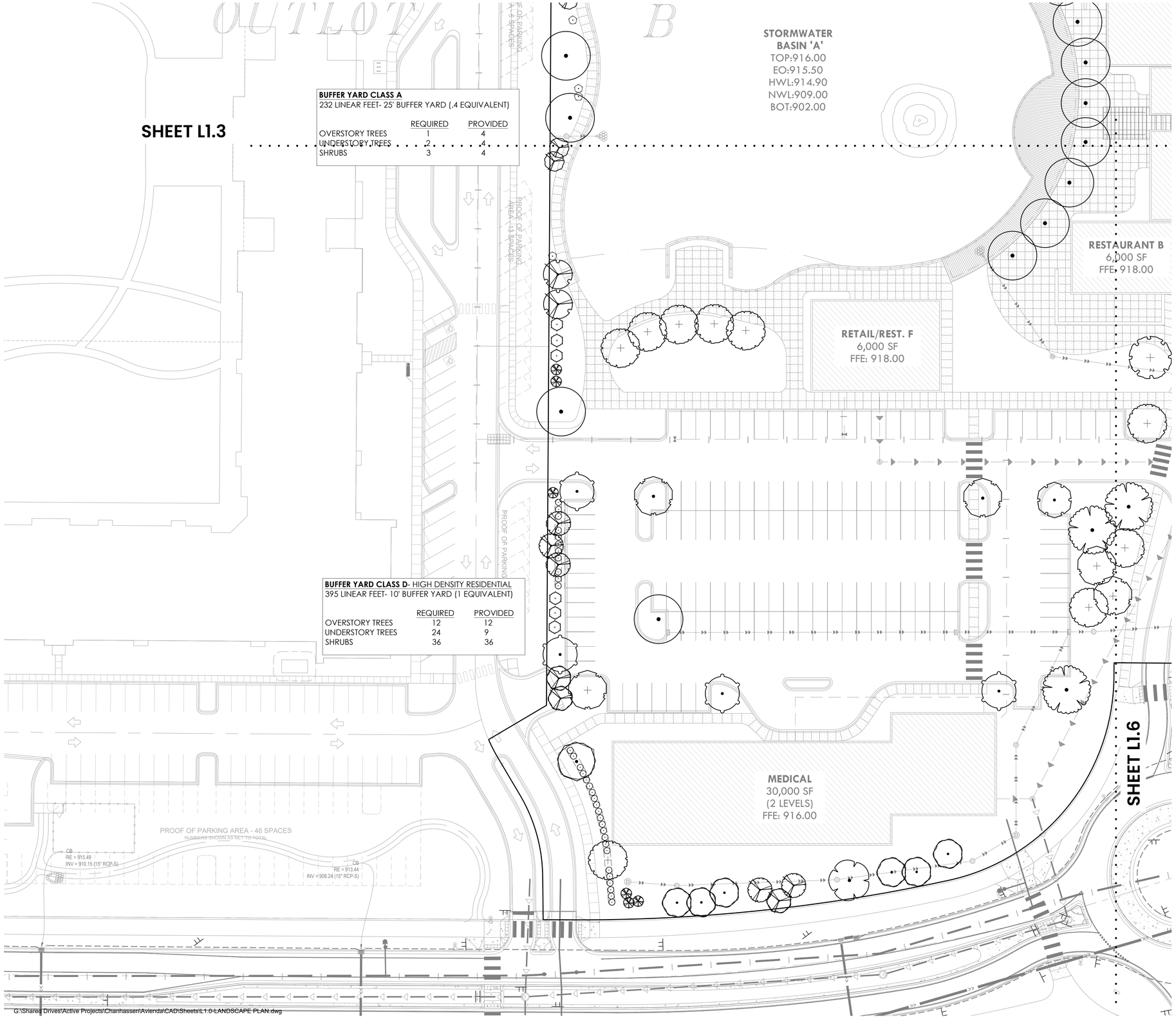
Project #: 26-104
Drawn By: IF
Checked By: PM/JM
Issue Date: 08/14/2026

Sheet Title:
LANDSCAPE PLAN EAST

Sheet:
L1.4



LEGEND

PROPOSED

- PROPERTY BOUNDARY
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SCALE 0 30 60 IN FEET

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measure

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

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AVIENDA RETAIL CENTER
CHANHASSAN, MN

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Jon M. Workman, PLA
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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:
LANDSCAPE PLAN SOUTHWEST

Sheet:
L1.5

6,000 SF
FFE: 915.00

DRIVE
THRU A
2,400 SF
FFE: 915.00

RESTAURANT B
6,000 SF
FFE: 918.00

STORMWATER
BASIN 'B'
TOP:909.50
EO:909.00
HWL:908.90
BOT:895.00

DRIVE
THRU B
2,425 SF
FFE: 916.00

DRIVE
THRU C
2,100 SF
FFE: 915.00

SHEET L1.4

SHEET L1.5

POWERS BLVD.

10' PARKING SETBACK
30' BUILDING SETBACK

OVERSTORY TREES	4	4
UNDERSTORY TREES	7	7
SHRUBS	10	10

BUFFER YARD CLASS A- COMMERCIAL
570 LINEAR FEET- 20' BUFFER YARD (.6 EQUIVALENT)

	REQUIRED	PROVIDED
OVERSTORY TREES		

LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SETBACK LINE
- RIGHT OF WAY LINE
- EASEMENT
- CURB AND GUTTER
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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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NOT FOR CONSTRUCTION

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 1.3 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 form 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 then 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.

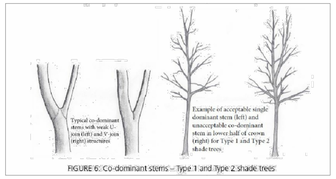

FIGURE 6: Co-dominant stems – Type 1 and Type 2 shade trees

DOMINANT & CO-DOMINANT STEMS

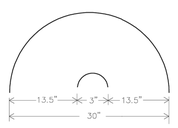

Figure 7 Center of plant in center of root ball

CENTER OF ROOT BALL

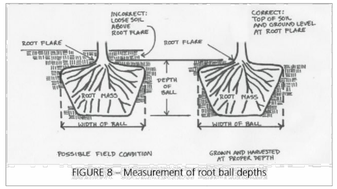

FIGURE 8 – Measurement of root ball depths

ROOT BALL DEPTHS

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

1
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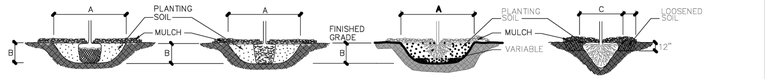
PLANTING HOLE DIMENSIONS
(MINIMUM WIDTH DOES NOT APPLY IN MASS PLANTING BEDS)
ALL VALUES ARE AS FOLLOWS:

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.	(38")	(10")
	(3) B.B.	(42")	(11")
	(4) B.B.	(51")	(12")
	(6) B.B.	(60")	(13")
	(6) B.B.	(72")	(15")
	(7) B.B.	(86")	(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")	(15")
	(4) B.R.	(48")	(14")
	(7) B.R.	(48")	(14")
	(5) B.R.	(54")	(15")
	(6) B.R.	(15")	(16")
	(8) B.R.	(86")	(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")
CONFEROUS SHRUBS (UPRIGHT)	(18") SPR.B.B.	(30")	(8")
CONFEROUS SHRUBS (SPREADING)	(2) SPR.B.B.	(36")	(9")
	(2.5") SPR.B.B.	(42")	(11")
	(3") SPR.B.B.	(48")	(12")
DECIDUOUS SHRUBS	(18") B.R.	(30")	(8")
	(2) B.R.	(33")	(9")
	(3) B.R.	(42")	(11")
	(4) B.R.	(48")	(12")
	(6) B.R.	(54")	(14")
	(8) B.R.	(60")	(16")
	(18") B.B.	(27")	(7")
	(2) B.B.	(30")	(8")
	(3) B.B.	(36")	(9")
	(4) B.B.	(42")	(11")
	(6) B.B.	(48")	(12")
	(6) B.B.	(54")	(14")
CONTAINER GROWN PLANTS	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")
	(#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")
	(#20) CONT.	(60")	(17")
	(#25) CONT.	(72")	(16")
VINES	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")



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'

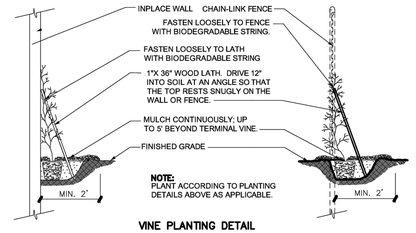
PLANTING DETAILS FOR ISOLATED PLANTING LOCATIONS

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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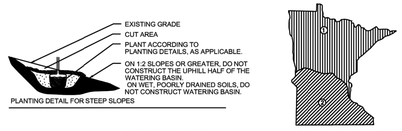


PLANTING DETAIL FOR STEEP SLOPES



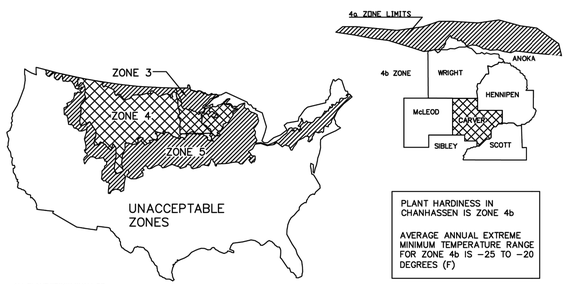
PLANTING DETAIL FOR MASS PLANTING BEDS

◆ 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.

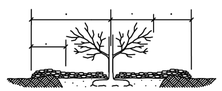

INSTALL TILE DRAINAGE

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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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.

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 AND NOTES

Sheet:
L2.0

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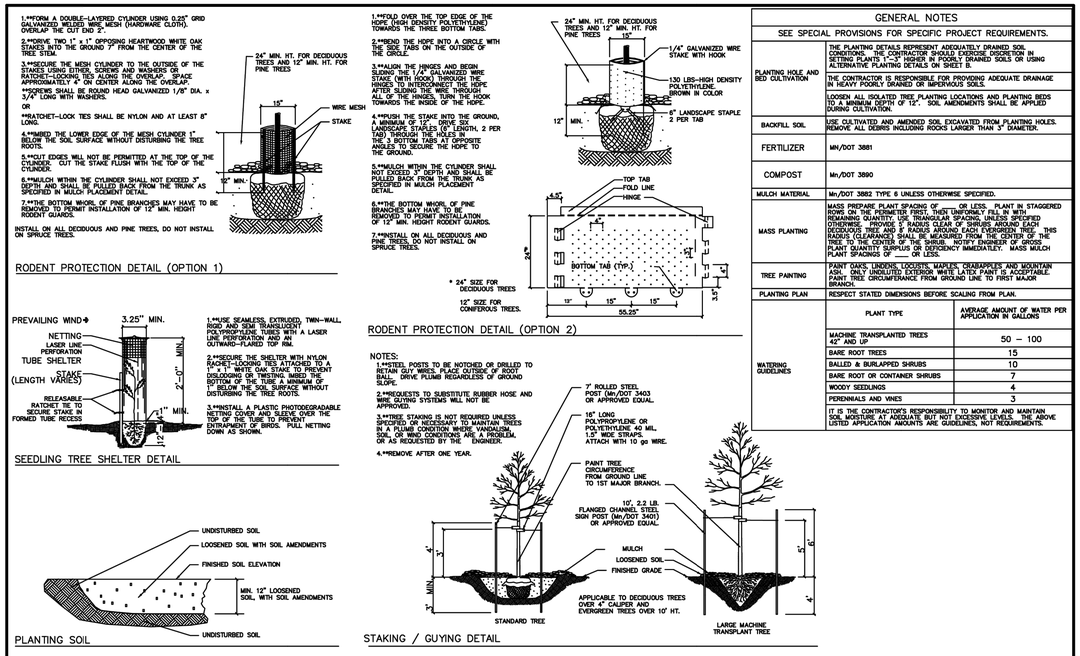
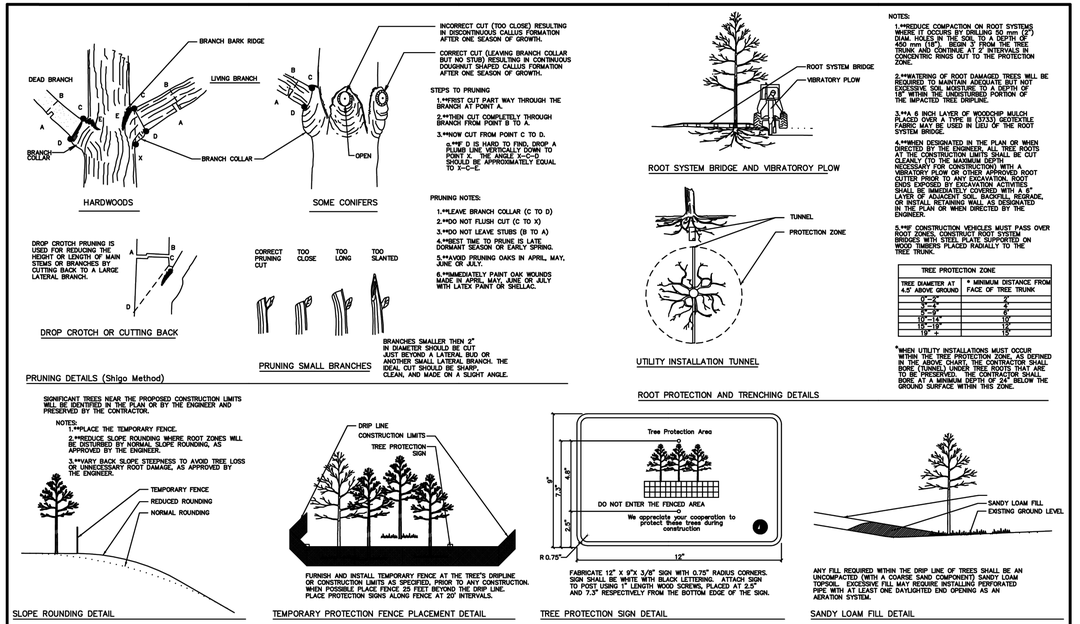
PLANT SCHEDULE

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



CITY OF CHANHASSEN	REVISED: 1–10	FILE NAME: G:\ENG\SPECS\5311	ENGINEERING DEPARTMENT	PLATE: 5311	PLANTING DETAIL

1
L2.1



CITY OF CHANHASSEN	REVISED: 2–10	FILE NAME: G:\ENG\SPECS\5312	ENGINEERING DEPARTMENT	PLATE: 5312	VEGETATION PROTECTION DETAIL

2
L2.1

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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

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

Rev.	Date	Description
	8/14/2026	CITY SUBMITTAL

Project #: 26-104
Drawn By: IF
Checked By: PM/JM
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Sheet Title:
LANDSCAPE DETAILS

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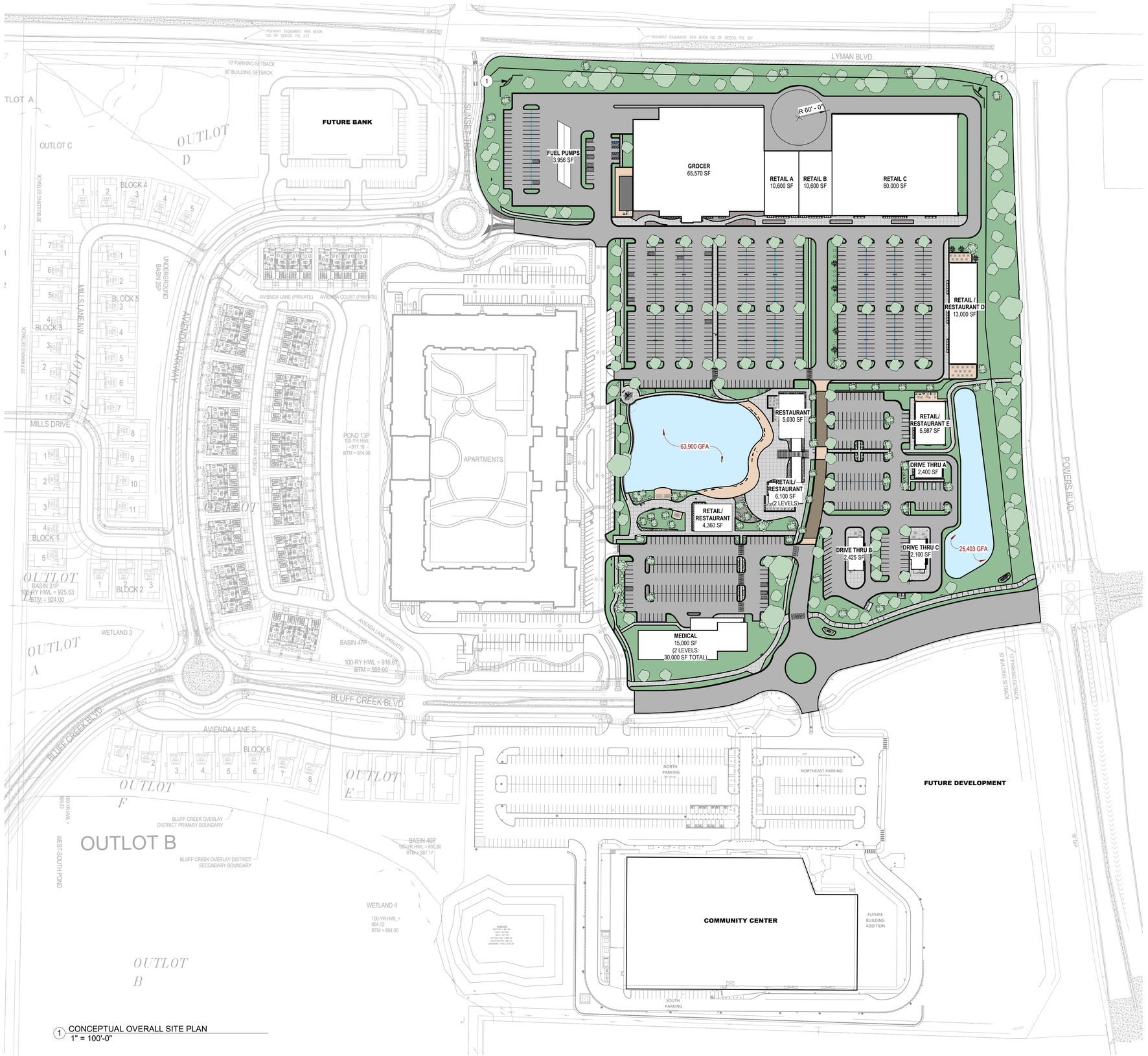


1 CONCEPTUAL OVERALL SITE PLAN
1" = 100'-0"

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

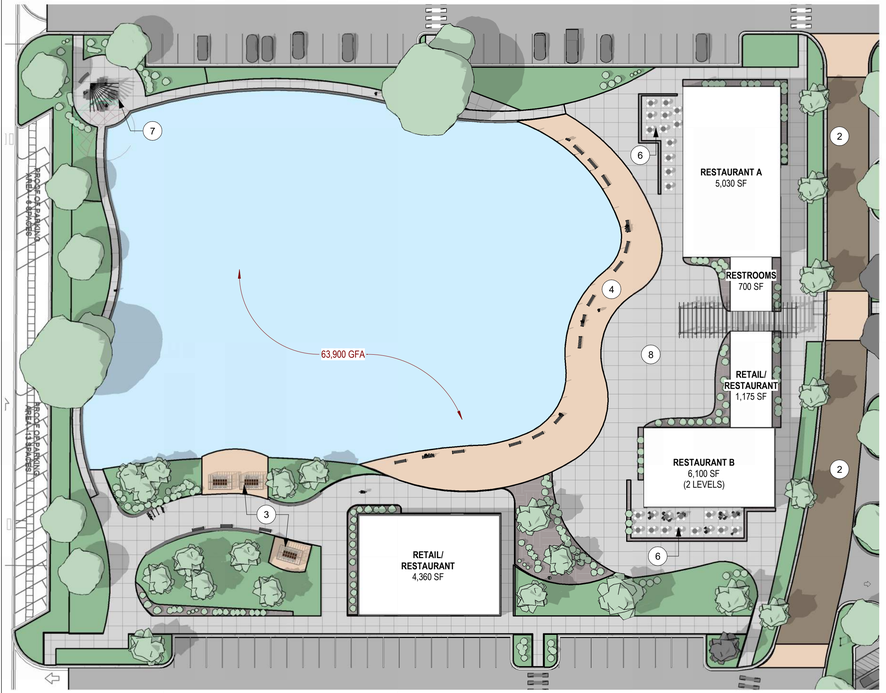
EX00

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

8/11/2026 9:57:00 AM

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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REVISION SCHEDULE

NO.	DESCRIPTION	DATE

CONCEPTUAL SITE PLAN

Project Number	840_2026
Date	07-27-2026
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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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

PEDESTRIAN CIRCULATION

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

EX02

Scale **As indicated**

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CITY STAMP AREA

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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

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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

EX04

Scale

8/11/2026 9:57:31 AM









CITY STAMP AREA

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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

Scale

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CITY OF CHANHASSEN

A Community for Life

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

Staff Report Date: October 7, 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. Two requests, numbers 5 and 6, were rescinded by the applicant. 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

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: **This request has been formally rescinded by the applicant.** 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: N/A

Applicant Request 6: **This request has been formally rescinded by the applicant.** 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."

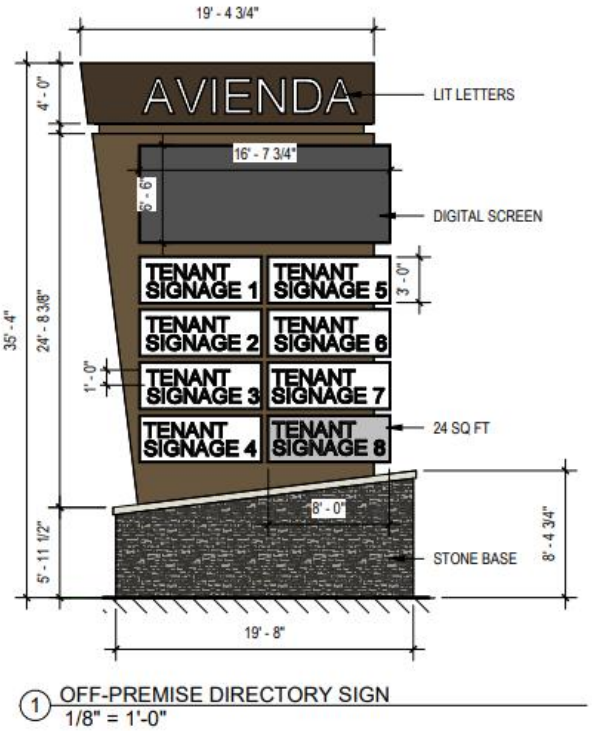
Staff Review: N/A

Applicant Request 7: Amend Section H.2 to allow up to eight (8) individual tenant panels per off-premise directory 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 modifications 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 an improved sign aesthetic with greater visibility to more commercial tenants. The adjacent 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 Planning Commission recommended that this additional sign be allowed following additional architectural review by the city in coordination with the Applicant. That information has been produced and is shown in the adjacent image.

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

Planning Commission and staff recommend 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 and lighting. 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

FINDINGS OF FACT
AND DECISION

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

On October 12, 2026, the City Council met at its regularly scheduled meeting to consider the application of Hempel Real Estate Holdings, LLC for amendment to the Avienda PUD zoning ordinance. The City Council 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.

4. On September 15, 2026, the Chanhassen Planning Commission met at its regularly scheduled meeting to consider the application of Hempel Real Estate Holdings, LLC for an amendment to the Avienda PUD zoning ordinance. The Planning Commission held 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.

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. The Planning Commission recommended approval of the request with conditions.*

3. The planning report #2026-13 dated October 7, 2026, prepared by Eric Maass, is incorporated herein.

DECISION

The City Council adopts the attached findings of fact and decision that the City Council grants rezoning approval for amendment to the Avienda Planned Unit Development (PUD) Ordinance.

ADOPTED by the Chanhassen City Council this 12th day of October, 2026.

CHANHASSEN CITY COUNCIL

BY:_____
Its Mayor

BY:_____
Its City Manager

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
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.

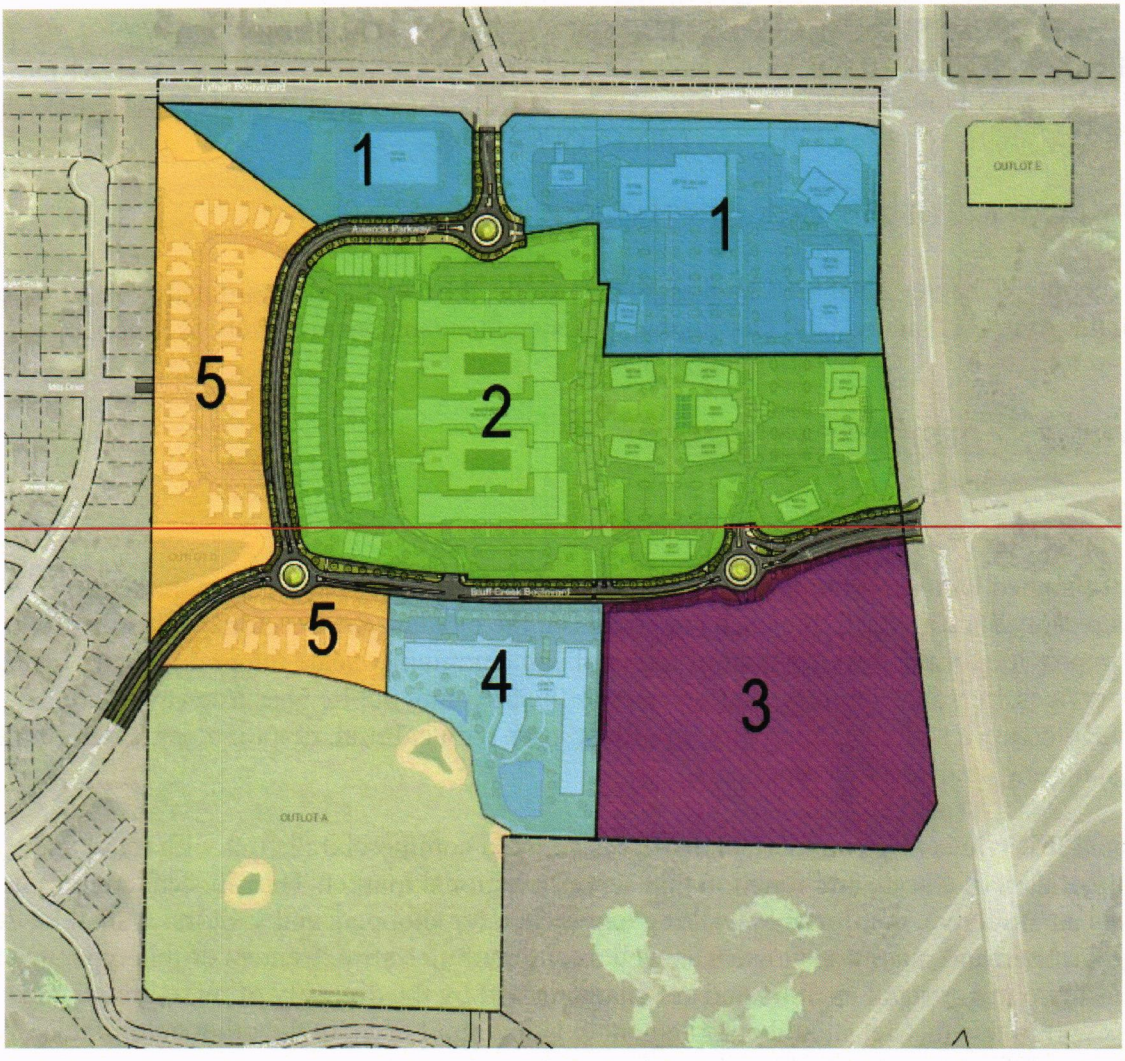
The regional/lifestyle center commercial district is a mixed commercial district with retail and entertainment uses of a scale and function that serves a regional market. The physical environment emphasizes an attractive, comfortable walking experience for shoppers and visitors. It shall be designed 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.~~32 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. 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, drive through only businesses, 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) Commercial Services/Commercial Retail - 2 story
        4) Restaurants - 2 story
        ~~1)~~5) 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

~~c. 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

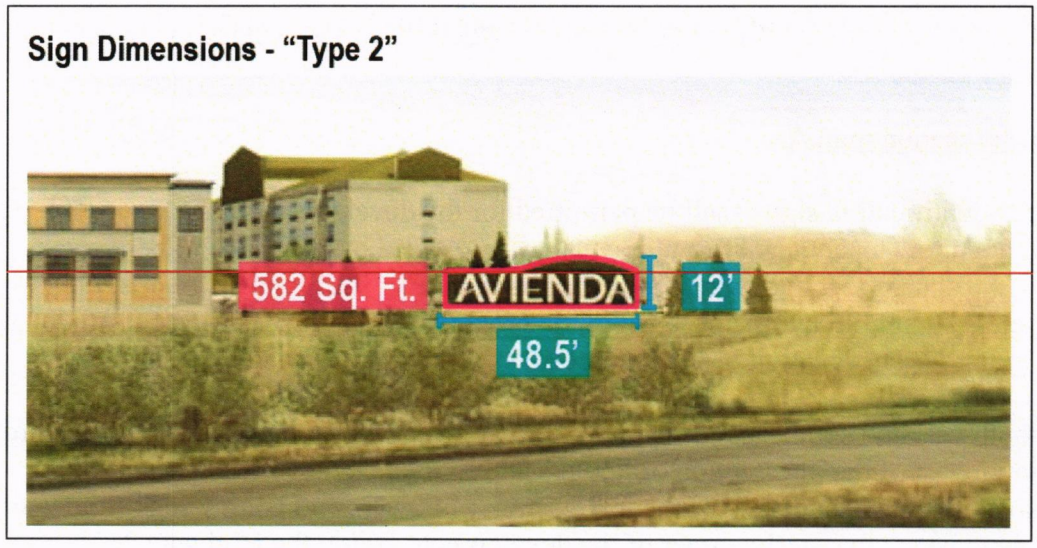
Six project identification signs shall be permitted for the development. The project identification sign shall not allow tenant signage unless explicitly allowed by this PUD. The Avienda sign shall not exceed 80 square feet in sign display area nor be greater than eight (8) feet in height. The sign shall be setback a minimum of 10 feet from the property line and be located outside the sight distance triangle. 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 which shall be limited to 30 feet in height and shall be permitted to contain no more than eight (8) tenant sign panels. The individual tenant sign panels shall not exceed 24 square feet; however, the anchor commercial tenant as designated by the developer may combine two sign panels for a total of 48 square feet. The City shall be provided an exclusive Electronic Message Center (EMC) sign for city use. The EMC shall have a minimum area of 105 square feet.

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.

Sign Dimensions - "Type 1" (matches size of other entry signs)





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~~no 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.~~

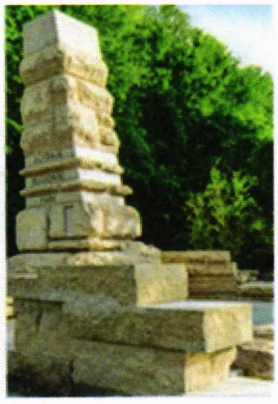
3. Monument Sign C

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).

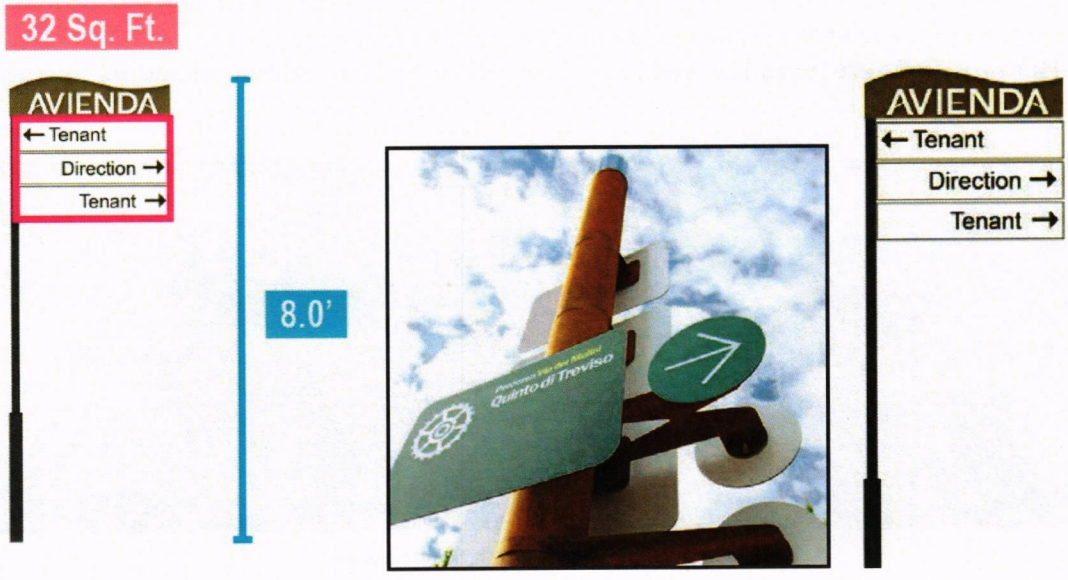






~~4.~~5. Wayfinding Signs D

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 then wall signs are limited to three elevations.
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 then wall signs are limited to three elevations. 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. Pedestrian connections shall include landscaping, shade, and lighting when deemed appropriate by the City during site plan review. 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

SUMMARY OF ORDINANCE NO. XXX

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

The purpose of these Code Amendments are as follows:

Amend district boundaries, allow fuel island within district 1 as an accessory use to a grocery store, allow expansion of stormwater ponding, refine the definition of "entertainment" uses, remove "car wash" as a permitted use, allow for the expansion of sporting goods and entertainment store size, and modifications to sign regulations, building setbacks, landscape buffer standards and shared parking.

This ordinance shall go into effect upon passage of the ordinance by City Council.

A printed copy of Ordinance No. XXX is available for inspection by any person during regular office hours at the office of the City Manager/Clerk.

PASSED, ADOPTED, AND APPROVED FOR PUBLICATION this 12th day of October 2026 by the City Council of the City of Chanhassen, Minnesota.

(Published in the Sun Sailor on _____ __, 2026)

City Council Item

October 12, 2026

Item	Letter from League of Minnesota Cities regarding LMCIT Workers' Compensation Program	
File No.		**Item No:** K.1
Agenda Section	**CORRESPONDENCE DISCUSSION**	
Prepared By	Amy Weidman, Senior Admin Support Specialist	
Reviewed By		

SUGGESTED ACTION

N/A

Motion Type	N/A
Strategic Priority	N/A

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

LMCIT dividend letter

LEAGUE of MINNESOTA CITIES

Dear Member,

A check for your share of the $20 million dividend from the League of Minnesota Cities Insurance Trust's (LMCIT) workers' compensation program will be mailed to you during the week of September 28. The attached document outlines your 2026 dividend amount as well as previous dividend amounts. A copy has also been sent to your insurance agent. We encourage you to share this news with your city council, governing boards, and leadership team.

Supporting Safety and Loss Control
Members are encouraged to consider using their dividend to strengthen employee safety and loss control efforts. Investments in training, equipment, and other risk management initiatives can help reduce workplace injuries and claims over time, contributing to healthier organizations and supporting the long-term strength of our insurance pool.

Workers' Compensation Program Performance
This year's $20 million workers' compensation dividend reflects the program's strong financial position and the LMCIT Board's thoughtful stewardship of member resources. When program balances exceed what is needed for current and projected claims, the Board may choose to return excess funds to members. At the same time, the Board may determine that retaining funds is the best way to support member needs—such as developing new programs, enhancing loss-control services, or maintaining long-term rate stability during periods of uncertainty.

Property/Casualty Program Outlook
No dividend was approved for the property/casualty program this year. The Board determined it was prudent to hold available funds to support the program's long-term financial strength, particularly in light of ongoing market volatility and claims uncertainty. Retaining funds helps ensure the program remains well-positioned to manage changing conditions while continuing to provide stable, reliable coverage for members.

Dividends and Future Planning
Dividends are not guaranteed, and members should not count on them when planning annual budgets. Fund balances fluctuate over time due to factors such as member claims, investment results, legislative changes, reinsurance costs, and LMCIT's long-term strategic goals. Each year, the Board evaluates the best uses of any excess funds, which may include returning a dividend or investing in other alternatives. Our ongoing goal remains the same—broad, affordable, and stable coverage.

Distribution and Eligibility
To be eligible for distribution, a city or other entity must be a member of the workers' compensation program as of Sept. 1, 2026. Each member's share is determined based on premiums

and total losses over the past 20 years. For calculation purposes, individual losses are capped at the lesser of $200,000 or 200% of the member's annual premium for the year in which the loss occurred. This approach is designed to give proportionally greater amounts to long-tenured members that have been most successful in avoiding and controlling losses.

Questions?
Please contact Program Coordinator Sarah Fredericks at sfredericks@lmc.org or (651) 281-1228 with any questions, concerns, or suggestions.

Thank you for being an integral part of our self-insured membership cooperative—created by and for Minnesota cities over 45 years ago. Together, we will continue to offer comprehensive coverage and innovative risk management programs tailored to meet your needs.

League of Minnesota Cities Insurance Trust
Board of Trustees

Jake Benson, Proctor Council Member
Luke Fischer, LMC Executive Director
Laurie Hokkanen, Chanhassen Manager
Phil Kern, Delano Administrator
Audrey Nelsen, Willmar Council Member
Jorge Prince, Bemidji Mayor
Alison Zelms, Rochester Administrator

City Council Item

October 12, 2026

Item	Minnehaha Creek Watershed District 2027 Budget and Levy	
File No.		**Item No:** K.2
Agenda Section	**CORRESPONDENCE DISCUSSION**	
Prepared By	Amy Weidman, Senior Admin Support Specialist	
Reviewed By		

SUGGESTED ACTION

N/A

Motion Type	N/A
Strategic Priority	N/A

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

MCWD's 2027 Budget and Levy Adopted

View this email in your browser

MINNEHAHA CREEK WATERSHED DISTRICT
QUALITY OF WATER QUALITY OF LIFE



Dear Partners,

The Minnehaha Creek Watershed District (MCWD) Board of Managers adopted and certified the District's 2027 Budget and Levy at its September 10, 2026, Board meeting.

To achieve the strategic priorities of the watershed and its partners, the MCWD Board established a 2027 budget of $15,590,763 and **certified a flat (0% change) tax levy** of $9,869,513.

Due to multi-year fiscal planning and outside funding, **MCWD has maintained a flat levy for seven of the past eight years**.

Budget & Workplan Publication

MCWD's 2027 Budget & Workplan Publication provides a clear, accessible overview of MCWD's priorities, anticipated outcomes, and budgeted expenditures for the year ahead.

Budget & Workplan Publication

MCWD's 2027 Budget & Workplan Publication provides a clear, accessible overview of MCWD's priorities, anticipated outcomes, and budgeted expenditures for the year ahead.

The 2027 budget supports:

- MCWD's 2027 Watershed Management Plan
- Innovative Land & Water Partnerships
- High-impact projects that benefit water resources and support thriving communities



Read the 2027 Budget & Workplan Publication to learn more about the District's budget and priorities.

Truth in Taxation Public Meeting

In accordance with the Truth in Taxation law (Chapter 275), the Board will host a public meeting on Thursday, November 19, 2026, to receive final public comments on the 2027 Budget and Levy.

For more information on MCWD's budget, please visit our website.

Thank you for your continued partnerships!

City Council Item

October 12, 2026

Item	Santa Vera Phase II Staff Memo	
File No.		**Item No:** K.3
Agenda Section	**CORRESPONDENCE DISCUSSION**	
Prepared By	Eric Maass, Community Development Director	
Reviewed By	Eric Maass	

SUGGESTED ACTION

No action; informational only.

Motion Type	N/A
Strategic Priority	Development & Redevelopment

SUMMARY

At the September 28, 2026 City Council meeting, public comments raised concerns about recent tree removals associated with Santa Vera Phase II. Chanhassen balances the community and environmental benefits of trees with property owners' development rights. The attached memo summarizes the analysis completed for that development project regarding tree canopy coverage and tree replacement requirements.

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

Santa Vera Project Update - City Council Memo Oct 2026

CITY OF CHANHASSEN

A Community for Life

Date: October 7, 2026

To: City of Chanhassen Mayor and City Council
Laurie Hokkanen, City Manager

From: Eric Maass, Community Development Director
Jamie Marsh, Environmental Resources Specialist
Rachel Jeske, Planner II

Re: Santa Vera Development

The City of Chanhassen values trees for the benefits they provide to our community, including shade, improved air and water quality, wildlife habitat, and the character they bring to our neighborhoods. The City balances these benefits with individual property rights and the ability to develop property through tree preservation and replacement requirements in City Code. These regulations require tree inventories for all trees measuring 5 inches or greater in diameter at breast height (DBH), which was recently updated from the prior standard of only requiring trees that measured 12 inches or greater DBH, as well as new protections and increased replacement requirements for Heritage Trees, defined as trees measuring 25 inches DBH or greater.

The City received public comments during the September 28th, 2026 City Council meeting regarding concerns related to recent tree removals associated with the development project commonly referred to as “Santa Vera Phase II”.

On August 25, 2025, the City Council approved the site plan and PUD amendment for two additional apartment buildings at 621 Santa Vera Drive. The PUD amendment did not alter the total number of residential units allowed to be constructed on the property. (Note: the PUD had been in place since 1998.) Tree removal was evaluated in relation to building placement, grading, stormwater management, utilities, and sidewalks. The staff report identified 1.22 acres of existing canopy and that 0.31 acres were proposed to remain, a reduction of 0.91 acres. City Code establishes a minimum amount of canopy coverage required to remain on the property and replacement requirements if the minimum canopy coverage is not retained.

The city also assessed the impacts of the project constructing a sidewalk along the south side of Saratoga Drive and Santa Vera Drive in response to public comment about the lack of a sidewalk leading to the park. City Council direction to staff was to consider design of the sidewalk to reduce tree removals and consider the location of ash trees. Ultimately, the location of the sidewalk avoided removal of four trees, including 50" and 20" cottonwoods as well as 15" and 20" spruce trees. Fourteen trees were removed, including two ash trees and two box elder trees. These tree removals were included in the canopy coverage calculations.

Based on the site area and required minimum canopy coverage, the developer was required to plant a total of 29 replacement trees.

The construction plans approved by the city require a total of 72 trees to be planted on site, including 14 along Saratoga Drive and Santa Vera Drive. These trees are in addition to the 202 shrubs and 227 perennials proposed for planting on the property, as well as the 25 trees identified in the tree survey that were not removed.

In summary, the tree survey included in the development application identified 99 significant trees. Following development, it will contain 88 trees.

The city most recently sent an update to subscribers of the "Proposed Developments" email list on September 3, 2026, notifying subscribers that construction of this project would commence soon. This notice was in addition to other past updates on the project, which were sent on April 21st, June 5th, July 24th, August 7th, and August 18th, 2025, all of which were sent prior to the City Council's approval of the project on August 25th, 2025. These emailed notices are in addition to the required public hearing notice in the paper and the proposed development sign, which was placed on the property during the development consideration.

Prior to construction commencing, the city hosted a "Pre-Construction Meeting" with the developer, contractor and subcontractors to review the approved plans, discuss the schedule, and establish communication expectations as is standard city practice for development projects. Included in the pre-construction meeting was the requirement that, prior to any trees being removed on site, an inspection be completed by the city's environmental resources specialist to ensure that only those trees approved for removal were marked for removal. The inspection also verified that "tree save fencing" was installed as required to mitigate impacts to trees that were not scheduled for removal. The pre-inspection was completed by city staff on September 21st, 2026, and authorization to proceed with removals was granted. Tree removals took place the week of September 21st, 2026.

This memo is informational only and no City Council action is requested.

City Council Item

October 12, 2026

Item	Invitation to Boos & Brews on October 23 at Lake Drive Tap from Southwest Valley Alliance	
File No.		**Item No:** K.4
Agenda Section	**CORRESPONDENCE DISCUSSION**	
Prepared By	Jenny Potter, City Clerk	
Reviewed By		

SUGGESTED ACTION N/A	
Motion Type	N/A
Strategic Priority	N/A

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

Boos & Brews - SVA Invite



DRINKS | FOOD | SILENT AUCTION

FRIDAY, OCTOBER 23

6:00PM-8:00PM

LAKE DRIVE TAP

18651 LAKE DRIVE E. CHANHASSEN

TICKETS $30

BUY NOW AT WWW.SVAMN.ORG

Southern Valley Alliance

Supporting survivors of Domestic Abuse

City Council Item

October 12, 2026

Item	Communications Quarterly Report	
File No.		**Item No:** K.5
Agenda Section	**CORRESPONDENCE DISCUSSION**	
Prepared By	Jenny Potter, City Clerk	
Reviewed By		

SUGGESTED ACTION N/A	
Motion Type	N/A
Strategic Priority	Communications

SUMMARY

BACKGROUND

DISCUSSION

BUDGET

RECOMMENDATION

ATTACHMENTS

Communications 3rd Quarter Report

Chanhassen Communications

Impact Insights

Q3 2026 · Quarterly Metrics Report

July 1 – September 30, 2026 · Comparisons vs. Q2 2026

QUARTER AT A GLANCE

Q3 2026 Highlights

16,467
EMAIL SUBSCRIBERS
▲ 0.5% vs. Q2 2026

23,263
SOCIAL FOLLOWERS
▲ 11.4% vs. Q2 2026

2.36M
SOCIAL IMPRESSIONS
▲ 119.7% vs. Q2 2026

74K
WEBSITE ACTIVE USERS
≈ ▲ 37% vs. Q2 2026

QUARTER IN BRIEF

Social media numbers rose sharply this quarter, driven by the July 4 weekend, when the fireworks cancellation, the reschedule and reschedule and the city's message to the community reached far more people than usual. Followers grew 11% and total engagement total engagement nearly tripled from Q2. Email subscribers held steady (up 0.5%). The city sent 156 bulletins, up from 118 in Q2, and from 118 in Q2, and reached 12% more recipients; engagement rose to 63.1% from 61.6%. Website visits were up about a third from about a third from Q2, led by the 4th of July page.

Source: Granicus · Hootsuite · Google Analytics 4 (details on each section's slides)

EMAIL NEWSLETTERS

Subscribers & Lists

16,467

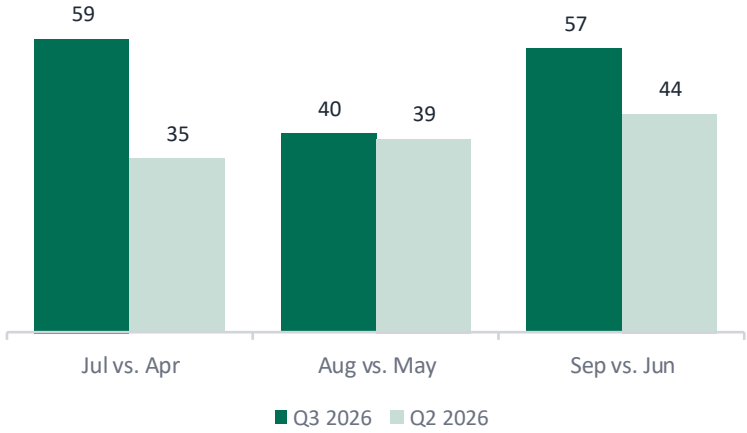
TOTAL SUBSCRIBERS

▲ 0.5% vs. Q2 2026

MOST POPULAR EMAIL LISTS (TOP 3 BY SUBSCRIPTIONS) SUBSCRIPTIONS)

Message from the Mayor	**11,448**	▼ 1.0% vs. Q2
Chan-Happenings	**6,742**	▲ 0.6% vs. Q2
Park & Recreation Programs	**6,439**	▼ 1.8% vs. Q2

BULLETINS SENT BY MONTH: Q3 2026 VS. Q2 2026



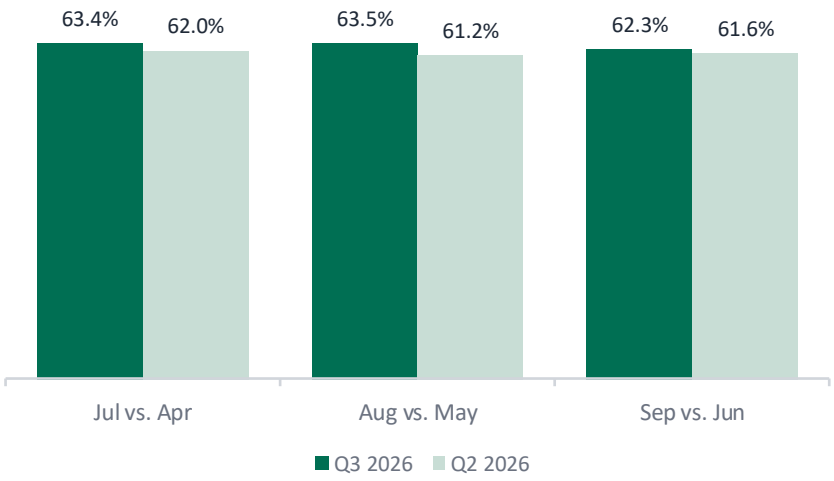
156 bulletins this quarter (▲ 32.2% vs. 118 in Q2 2026)

Source: Granicus (govDelivery); list counts as of Oct 5, 2026; Q2 2026 figures from the Q2 report

EMAIL NEWSLETTERS

Reach & Engagement

ENGAGEMENT RATE BY MONTH: Q3 2026 VS. Q2 2026



Quarter average: 63.1%
vs. 61.6% in Q2 2026

495,461

TOTAL BULLETIN RECIPIENTS, Q3

▲ 12.0% vs. Q2 2026 (442,492)

TOP OPEN RATES (% OF EMAILS OPENED)

1. TH41/MMSW Intersection Improvements (July)	87%
2. City Council Recap: September 14 (September)	73%
3. 2027 City Pavement Rehabilitation Project Update Update (September)	65%
4. Watch: This Week's Chan Check-In (September)	61%

Source: Granicus (govDelivery) Bulletin Reach & Engagement and Account Performance Report; open rates from Granicus Bulletin Detail Reports

EMAIL NEWSLETTERS

What People Are Signing Up For

FASTEST-GROWING TOPICS BY NET NEW SUBSCRIPTIONS (TRAILING 12 MONTHS)



Trailing-12-month window (Oct 2025 – Sep 2026), not Q3 only. Granicus reports topic growth this way.

Source: Granicus Account Performance Report, Popular Topics among Subscribers

SOCIAL MEDIA: ALL PLATFORMS

Q3 2026 vs. Q2 2026

23,263
TOTAL FOLLOWERS
▲ 11.4% (from 20,890)

2,533
NEW FOLLOWERS
▲ 206.7% (from 826)

875
POSTS PUBLISHED
▲ 23.6% (from 708)

2.36M
POST IMPRESSIONS
▲ 119.7% (from 1,076,258)

148,382
TOTAL ENGAGEMENTS
▲ 187.4% (from 51,626)

398,017
VIDEO VIEWS
▲ 146.1% (from 161,744)

3,152
SHARES
▲ 155.0% (from 1,236)

3.98%
AVG. ENGAGEMENT RATE
▲ from 3.26%

Source: Hootsuite Performance Highlights, all connected accounts (Facebook ×2, Instagram, X, LinkedIn, TikTok, YouTube, Threads)

SOCIAL MEDIA

More Posts, and Engagement Kept Up

WHAT GREW

Posts published: +23.6% (708 → 875)
Impressions: +119.7% (1,076,258 → 2,364,174)
Engagements: +187.4% (51,626 → 148,382)
Video views: +146.1% (161,744 → 398,017)

AVERAGE ENGAGEMENT RATE

3.26% → 3.98%

(Rate = engagement per impression, averaged per post)

WHAT THIS MEANS

We posted 875 times this quarter, up from 708 in Q2. Engagement grew faster than posting, so the average engagement per post went up instead of continuing to fall.

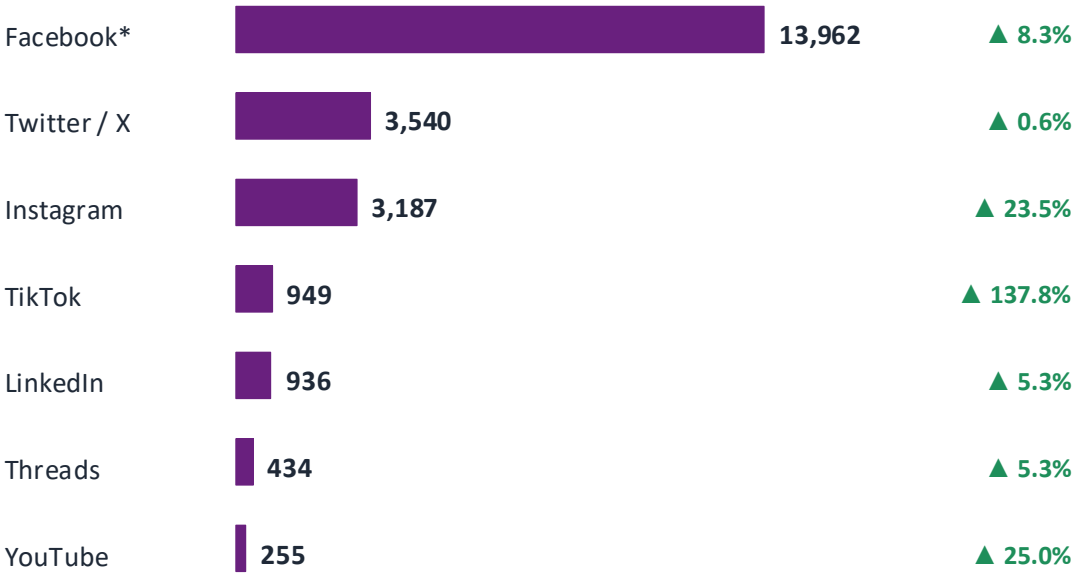
A large share of the quarter came from the July 4 weekend. The three most-engaged posts, all from July 4 and 5, account for about 41% of all engagements. Q4 totals will likely come down from this peak.

Source: Hootsuite Performance Highlights and Multiple Networks Overview, Q3 2026 vs. Q2 2026

SOCIAL MEDIA

Followers by Platform

TOTAL FOLLOWERS AT QUARTER END (CHANGE VS. Q2 2026)



+2,533

NEW FOLLOWERS THIS QUARTER, ALL ALL PLATFORMS (▲ 206.7% VS. Q2)

Every platform grew. Facebook is still the largest audience at 60% of the total. TikTok TikTok more than doubled, Instagram added added 607 followers and X added 21.

**Facebook combines the City of Chanhassen and Chanhassen Parks & Recreation pages. YouTube: 62 subscribers gained, 11 lost.*

Source: Hootsuite Audience Growth and Multiple Networks Overview, Q3 2026 vs. Q2 2026

SOCIAL MEDIA

Two Standout Stories

SKATE PARK REOPENING (SEP 21)

Resident Robby Engelking tries out the renovated skate park

TIKTOK
5,531 views · 226 likes (#2 post of the quarter)

INSTAGRAM
338 engagements (#2 post of the quarter)

YOUTUBE
318 views

CIVIC CAMPUS PLAYGROUND (AUG 18)

Reel announcing the Civic Campus playground is playground is open

FACEBOOK VIEWS
24,679

FACEBOOK INTERACTIONS
354, the most of any Reel this quarter

Source: Hootsuite post performance (TikTok, Instagram, YouTube); Facebook's own analytics

SOCIAL MEDIA

Video Still Drives Engagement

FACEBOOK (CITY PAGE)

54.2%

of engagement came from Reels (photos: 38.7%)

56.8%

of views came from people who don't follow the page

INSTAGRAM

47.4%

of views came from Reels (posts: 45.6%, 45.6%, stories: 6.9%)

49.4%

of views came from non-followers (33% in (33% in Q2)

TIKTOK

94,693

video views, up from 17,751 in Q2

2,064

profile views, up from 448 in Q2

Source: Facebook's own analytics (City page), Jul 1 – Sep 30, 2026; Instagram's own analytics, last 90 days (about Jul 7 – Oct 4); TikTok via Hootsuite, vs. Q2 2026

SOCIAL MEDIA

Top Facebook Posts

1	**“A Message to Our Community” (Jul 4)** The post shares an update on the search and recovery response at Lake Ann Ann following a fatal incident.	**616** LIKES & REACTIONS	**225,392** VIEWS
2	**“July 4 fireworks rescheduled to July 23” (Jul 5)**	**422** LIKES & REACTIONS	**113,711** VIEWS
3	**“4th of July parade” Reel (Jul 4)**	**312** LIKES & REACTIONS	**35,927** VIEWS

Source: Hootsuite, ranked by likes & reactions (City of Chanhassen + Parks & Recreation pages); views from Facebook's own analytics

SOCIAL MEDIA

Top Facebook Videos

1	“4th of July parade” (Jul 4)	35,927 VIEWS
2	“Hope House ribbon cutting” (Aug 31)	31,038 VIEWS
3	“Market Blvd Phase 2 update” (Jul 6)	27,492 VIEWS

Next in line: Civic Campus playground opening (24,679 views) and Avienda: your questions answered (20,398).

Source: Facebook's own analytics (City of Chanhassen page), Reels ranked by views, Jul 1 – Sep 30, 2026

SOCIAL MEDIA

Top Instagram Posts

1	**“A Message to Our Community” (Jul 4)** The post shares an update on the search and recovery response at Lake Ann Ann following a fatal incident.	**737** ENGAGEMENTS
2	**“Skate park: Robby Engelking gives it a try” (Sep 21)**	**338** ENGAGEMENTS
3	**“Go Storm! Homecoming Parade” (Sep 25)**	**304** ENGAGEMENTS

Source: Hootsuite, Instagram, ranked by engagements, Jul 1 – Sep 30, 2026

SOCIAL MEDIA

Top Instagram Videos

1	“Go Storm! Homecoming Parade” (Sep 25)	6,518 VIEWS
2	“4th of July parade” (Jul 4)	6,269 VIEWS
3	“Skate park: Robby Engelking gives it a try” (Sep 21)	5,113 VIEWS

Next in line: July 4 Celebration wrap-up (4,112 views) and Avienda: your questions answered (3,532).

Source: Hootsuite, Instagram video views, Jul 1 – Sep 30, 2026

SOCIAL MEDIA

Top Twitter / X Posts

1	“Avienda development update” (Aug 21)	13.12% ENG. RATE
2	“City Council Recap” (Sep 30)	12.57% ENG. RATE
3	“City Council Recap” (Sep 16)	11.56% ENG. RATE

Source: Hootsuite, X, ranked by engagement rate

SOCIAL MEDIA

Top TikTok Posts

1	“Xfinity movie night kicks off the 4th of July Celebration” (Jul 1)	1,163 LIKES	28,557 VIEWS
2	“Skate park: Robby Engelking gives it a try” (Sep 21)	226 LIKES	5,531 VIEWS
3	“Avienda: your questions answered” (Sep 4)	212 LIKES	6,181 VIEWS

Account totals, Q3: 94,693 video views · 2,958 likes · 2,064 profile views.

Source: Hootsuite, TikTok, ranked by likes

SOCIAL MEDIA

Top YouTube Videos

1	“Avienda Apartments update” (Sep 17)	1,191 VIEWS
2	“Avienda: your questions answered” (Sep 4)	990 VIEWS
3	“Leaves and yard waste PSA” (Sep 22)	979 VIEWS

Channel totals, Q3: 11,636 video views (5,538 in Q2) · 255 subscribers.

Source: Hootsuite, YouTube, ranked by video views

SOCIAL MEDIA

Top LinkedIn Posts

1	“Community Center groundbreaking” (Sep 1)	58 REACTIONS	1,920 VIEWS
2	“Annual staff gathering” (Aug 31)	52 REACTIONS	1,932 VIEWS
3	“Comms team wins six Northern Lights Awards” (Jul 17)	40 REACTIONS	1,144 VIEWS

Posts about city staff and milestones led again. Post engagement rate: 9.79% this quarter (5.25% in Q2).

Source: Hootsuite, LinkedIn, ranked by reactions; views are LinkedIn impressions

How People Find Us on Google

JULY

29.3K

CLICKS FROM GOOGLE

367K impressions

AUGUST

13.2K

CLICKS FROM GOOGLE

286K impressions

SEPTEMBER

11.9K

CLICKS FROM GOOGLE

281K impressions

Q3 TOTAL

54.4K

clicks from 934K impressions

68%

of Q3 clicks came from phones

Clicks: times someone clicked through through to ChanhassenMN.gov from from Google. Impressions: times the the site appeared in results.

TOP SEARCHES THAT LED TO THE SITE

JULY		AUGUST		SEPTEMBER	
“chanhassen 4th of july” july”	**2.32K**	“city of chanhassen”	**806**	“city of chanhassen”	**844**
“chanhassen fireworks” fireworks”	**1.31K**	“chanhassen rec center” center”	**213**	“chanhassen rec center” center”	**225**
“city of chanhassen”	**1.29K**	“avienda chanhassen”	**196**	“city of chanhassen jobs” jobs”	**188**

Search Console is new to this report, so there is no prior comparison.

Source: Google Search Console monthly performance reports, ChanhassenMN.gov (whole site)

Website Performance

74K

ACTIVE USERS
≈ ▲ 37% vs. 54K in Q2

226K

PAGE VIEWS
≈ ▲ 33% vs. 170K in Q2

137K

SESSIONS
≈ ▲ 36% vs. 101K in Q2

1m 08s

AVG. ENGAGEMENT TIME
≈ ▼ 16% vs. 1m 21s in Q2

38K

views of the 4th of July Celebration page, the most-visited page visited page this quarter (12K in Q2).

Active users: unique people, counted once. **Sessions:** total visits, incl. returns. **Page views:** every page load, incl. repeats.

Source: Google Analytics 4, Jul 1 – Sep 30, 2026; Q2 figures from the Q2 2026 report

Most Visited Pages & Where Traffic Comes From

#	Page	Views
1	4th of July Celebration	38K
2	Home	23K
3	Weather Updates	7.8K
4	Avienda	7.7K
5	Recreation Center	5.1K
6	City Staff	3.9K
7	Search	3.9K

GA4 snapshot lists 7 pages. Weather Updates and Avienda are new to the list this quarter.

SESSIONS BY SOURCE, Q3 2026

Google organic search	75K
Direct	27K
GovDelivery email	13K
Bing organic	5K
Facebook referral	3.9K

GovDelivery email drove about 13K sessions, up from 9.5K in Q2. Email is still the website's #3 traffic source.

Source: Google Analytics 4 Reports Snapshot and Acquisition Overview, Jul 1 – Sep 30, 2026