

6:30 PM

A thriving, connected community with deep roots: a great place to live for a lifetime.

A city that leads, serves, and governs to enhance the quality of life for all community members.

CHAIR: CHAD GENZ
MEMBER: JOE POLUNC
MEMBER: BRUCE PAULSEN
MEMBER: KEVIN KAMERUD
MEMBER: DARYL PETERSON
ALTERNATE MEMBER: JACOB WECKMAN

NOTE: TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST, PLEASE BE PRESENT AT 6:30 P.M.

Those with items on the agenda should reach out to their staff contact. Others who wish to participate in the meeting, please contact the Community Development Director at 952-442-3106 or lbraaten@waconia.org to make certain that you are called upon during the meeting.

1. **Call meeting to order and roll call**
2. **Adopt Agenda**
3. **Minutes Approval**
 - 1) [May 2nd, 2024 Planning Commission Meeting Minutes](#)
Motion to adopt the May 2nd, 2024 Planning Commission Meeting Minutes
4. **New Business**
 - 1) [PUBLIC HEARING - Variance \(After-the-Fact\) - 854 Beach Road](#)
Motion recommending either approval or denial of the after-the-fact variance to exceed the hardcover maximum in the Legacy Village Planned Unit Development for the property located at 854 Beach Road.
 - 2) [SITE PLAN and DESIGN REVIEW - Goodwill Waconia](#)
Provide a recommendation to the City Council regarding the Site Plan and Design Review for the proposed Goodwill project located at 860 Marketplace Drive.
5. **Old Business**
6. **Other**
 1. **Staff Update**

Adjourn



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date: June 6, 2024

Item Name: May 2nd, 2024 Planning Commission Meeting Minutes

Originating Department: Community Development

Presented by: Lane Braaten

Previous Commission Action (if any):

Item Type (X only one):	Consent		Regular Session	X	Discussion Session	
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RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED *(Include motion in proper format.)*

Motion to adopt the May 2nd, 2024 Planning Commission Meeting Minutes

EXPLANATION OF AGENDA ITEM *(Include a description of background, benefits, and recommendations.)*

Attachments:

1. [May 2nd 2024 Planning Commission Minutes.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted

_____ Non Budgeted

_____ Amendment Required

CITY OF WACONIA, PLANNING COMMISSION
Thursday May 2nd, 2024

1) Call meeting to order and roll call.

Pursuant to due call and notice thereof the regular meeting of the Planning Commission of the City of Waconia was called to order by Commissioner Chair Genz at 6:30PM.

Members Present: Polunc, Genz, Paulsen, Peterson, Weckman
Members Absent: Kamerud
Alternate Present: Weckman
City Liaison: Grengs, Absent
Staff Present: Braaten, Havlik

2) Adopt Agenda

Braaten had no changes to the agenda.

Commissioner Genz asked for a motion to adapt the May 2nd, 2024, agenda.

Motion made by Paulsen, seconded by Weckman.

MOTION CARRIED

3) Minutes Approval

3.1) Commissioner Genz asked for a motion to approve the February 8, 2024 minutes.

Motion made by Polunc, seconded by Peterson.

MOTION CARRIED

3.2) Commissioner Genz asked for a motion to approve the March 7, 2024, minutes

Motion made by Paulsen, seconded by Peterson

MOTION CARRIED

4) New Business

4.1 PUBLIC HEARING - Comprehensive Plan Amendment for 530 Hartmann Drive

Braaten explained the application. He went on to say that any time we do any annexation within Waconia Township, we need to do a Comp plan amendment per the requirements of the Metropolitan Council as we don't have an orderly annexation agreement with said township.

Discussion followed.

Commissioner Genz opened the public hearing.

There were no comments.

Motion to close the Public Hearing by Peterson, seconded by Wickman.

MOTION CARRIED.

There was no further discussion.

Motion made by Commissioner Genz to approve the Comprehensive Plan Amendment for 530 Hartman Drive. Seconded by Paulsen.

MOTION CARRIED.

[Cover Page](#)

[PH Notice_Lemke_Comp Plan Amendment.pdf](#)

[Location Map 530 Hartmann Drive.pdf](#)

[Land Use Map w Area Identified.pdf](#)

[4.2 PUBLIC HEARING - Amend Section 900.06, Subd. 1. Supplementary Use Regulations related to Accessory Structures](#)

Braaten introduced draft ordinance amendment. Braaten explained how the ordinance amendment came to be and he read the draft for the record. Discussion followed.

Chair Genz opened the Public Hearing.

Tammy Born, 300 Olive Street South came up and talked about her personal request for a small structure that started this conversation. She went on to talk about different scenarios for when a permit would be needed or not needed.

Commissioner Genz asked Ms. Born if she had considered going through the process of getting a permit. She stated she did, and the city denied her request. Braaten then explained that she needed to get a survey for the property, which she didn't want to do, so staff could not issue a permit for her shed. Discussion followed regarding exemptions and the Shoreland Overlay District.

Commissioner Genz mentioned that the Public Hearing was still open and there were no other comments.

Commissioner Paulsen made a motion to close the Public Hearing. Peterson seconded the motion.

MOTION CARRIED.

Braaten explained the options which included tabling the amendment for more information, recommending approval as drafted, or recommending denial.

Discussion continued about options including fees. The Commission also discussed the homeowner's responsibilities and possible hardcover issues. Braaten asked the Commissioners if there was a recommendation he could provide to the Council at their next meeting.

Commissioner Polunc made a motion to recommend denial of the proposed ordinance amendment. Genz seconded the motion.

MOTION PASSED 3-2 IN FAVOR TO DENY WITH GENZ, POLUNC AND WECKMAN VOTING AYE AND PETERSON, PAULSEN VOTING NAY.

This will go to the City Council at their May 20th meeting.

[Cover Page](#)

[Public Hearing Ordinance Amend Small Shed Exemption.pdf](#)

[Waconia City Code Sections.pdf](#)

5) [Old Business](#)

There is no old business.

6) [Other - Staff Update](#)

Braaten gave an update on new home totals. He indicated Goodwill had submitted a Site Plan application for review next month. Hwy 284 turn lane project is underway, which was required as part of Woodland Creek project. The new fire station is coming along with a projected completion date in June. Discussion followed regarding the old fire station.

[Adjourn](#)

Commissioner Paulsen made a motion to Adjourn the Planning Commission, seconded by Wickman.

MOTION CARRIED

Respectfully submitted,

David Havlik



REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date:		June 6, 2024					
Item Name:		PUBLIC HEARING - Variance (After-the-Fact) - 854 Beach Road					
Originating Department:		Community Development					
Presented by:		Lane Braaten					
Previous Commission Action (if any):							
Item Type (X only one):	Consent		Regular Session	X	Discussion Session		
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>							
Motion recommending either approval or denial of the after-the-fact variance to exceed the hardcover maximum in the Legacy Village Planned Unit Development for the property located at 854 Beach Road.							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
<u>BACKGROUND</u> Applicant: Graham Anderson Owner: Bruce Allen Address: 854 Beach Road PID# 753130370 Zoning: R-1, Single-Family Residential District Special District: PUD, Planned Unit Development							
<u>REQUEST:</u> The City has received a Variance application from Graham Anderson (the “applicant”) requesting approval of an after-the-fact variance to exceed the 35% hardcover maximum allowed in Legacy Village Planned Unit Development (PUD).							
<u>APPLICABLE ORDINANCE PROVISIONS:</u> 1. Section 900.05, Subd. 2.A. Single-Family Residential District 2. Section 900.12 - Administration, Enforcement and Procedures, Subd. 4 - Variances							
<u>VARIANCE REVIEW CRITERIA:</u> Waconia City Code Section 900.12, Subd. 4 and Minnesota State Statue 462.357, Subd. 6 establishes criteria to be considered when contemplating the issuance of a Variance in terms of “practical difficulty” as follows: “Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the terms of the Variance are consistent with the Comprehensive Plan.” So a City evaluating a Variance application should make findings as to: 1. Is the Variance in harmony with the purposes and intent of the ordinance? 2. Is the Variance consistent with the Comprehensive Plan? 3. Does the proposal put the property to use in a reasonable manner? 4. Are there unique circumstances to the property not created by the landowner? 5. Will the Variance, if granted, alter the essential character of the locality? State Statute specifically notes that economic considerations alone cannot create a practical difficulty. Whereas, practical difficulties exist only when the three statutory factors are met (1. Reasonableness, 2. Uniqueness, and 3. Essential character).							
<u>PLANNING AND VARIANCE CONSIDERATIONS:</u> 1. The subject property is zoned R-1, Single-Family Residential and located within the Shoreland Overlay District. The property was approved as part of the Legacy Village PUD which allows for a maximum impervious surface of 35%.							

2. City staff received a complaint regarding the installation of landscaping beyond the property boundaries, which has led to this after-the-fact variance request.
3. Prior to installation of the existing landscaping on the property both the Assistant Planner and the Community Development Director had conversations with both the property owner and the landscaper regarding their plans. They were made aware that staff would need to approve any final plans before installation to make sure their improvements did not exceed the 35% hardcover maximum. Additionally, they were made aware that a survey might be necessary to ensure compliance with this standard. Staff did not hear back from them, and they moved forward with the improvements you now see on their property, the adjacent City owned property and the neighboring property.
4. The proposed stormwater plan, which includes removal of some of the hardcover and the use of pervious pavers was submitted to the City Engineer for review and comment. The comments have been attached for review and consideration.

PUBLIC NOTICE/COMMENT

The notice was published in the WACONIA PATRIOT on May 23rd, 2024, and posted at Waconia City Hall.

Individual notices were mailed to all property owners within 350 feet of the subject parcel and a notice was sent to the Minnesota DNR as the property is located within the Shoreland Overlay District. The public hearing comments received have been attached to this report for review and consideration.

CONCLUSION / RECOMMENDATION

The Planning Commission should hold a public hearing, review the pertinent information, and make a recommendation to the City Council regarding the proposed after-the-fact variance for 854 Beach Road. Upon a formal recommendation from the Planning Commission this application will be forwarded to the City Council for review at their upcoming meeting on June 17th, 2024.

If the Planning Commission chooses to recommend approval of the after-the-fact variance stated above, staff would recommend the approval upon the following conditions:

1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. The stormwater/pervious paver plan shall be revised to the satisfaction of the City Engineer.
3. City staff shall draft a stormwater maintenance agreement, which shall be required to be executed by the property owner and recorded against the property. All costs associated with the development and recording of the agreement shall be the responsibility of the applicant/property owner.
4. The applicant/property owner shall provide the City with cash or a letter of credit in the amount of \$5,000 to guarantee the proper installation of the proposed pervious paver system. The surety shall be released upon an inspection by the City Engineer, or other applicable City representative, confirming the pervious system has been installed per approvals.
5. All landscape improvements completed/installed on the City owned property to the north, or on the neighboring undeveloped properties, shall be removed and restored to their original condition.
6. The applicant shall contact the City Planning Department for a final site inspection when all conditions of approval regarding this application have been completed.

Attachments:

1. [Location Map.pdf](#)
2. [Certificate of Survey_Clean Copy.pdf](#)
3. [Variance Request Narrative.pdf](#)
4. [Survey with areas to be removed highlighted.pdf](#)
5. [Permeable Plan.pdf](#)
6. [City Engineer Comments.pdf](#)
7. [PH Comments_T Huinker MNDNR_Opposition.pdf](#)

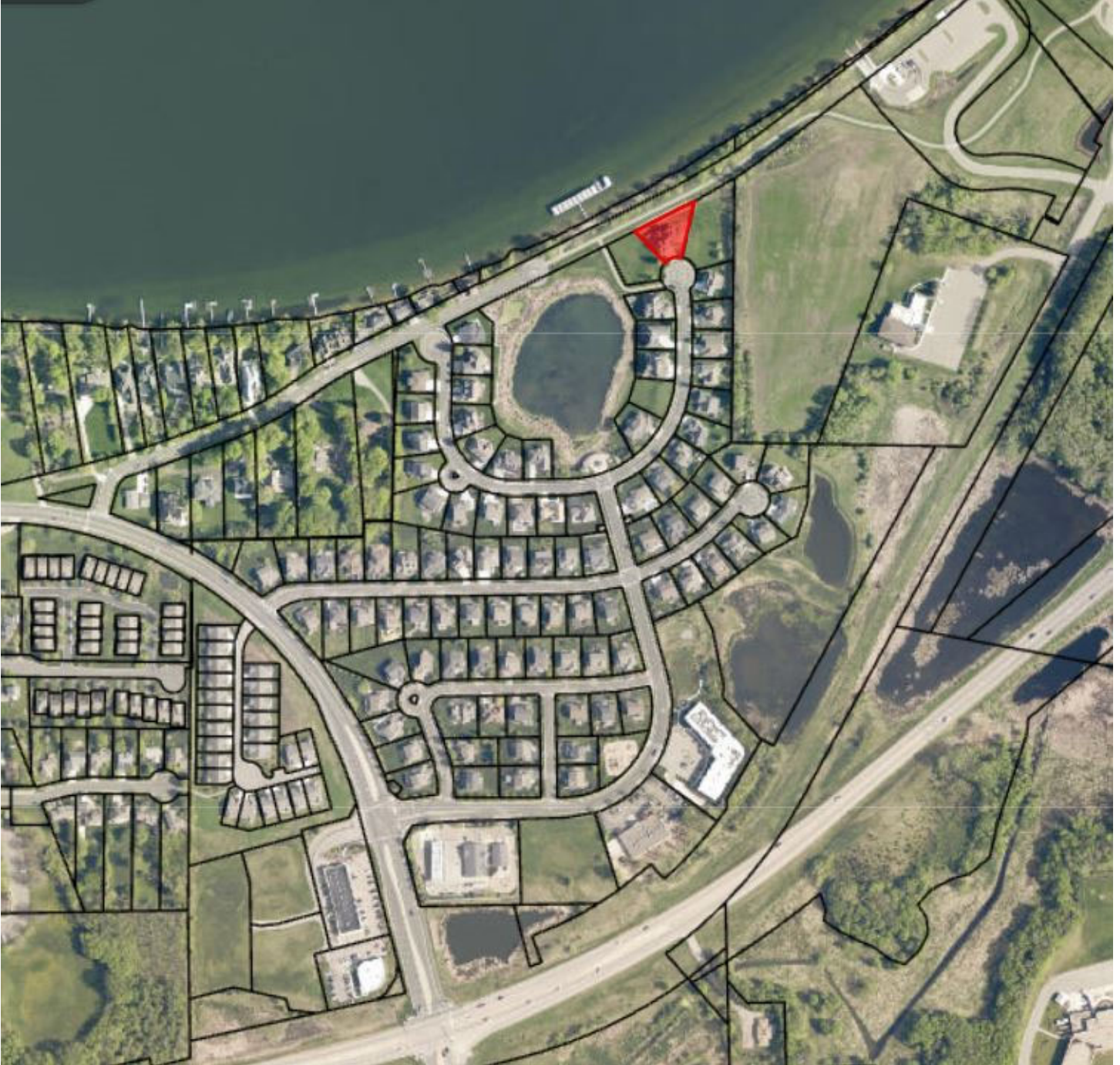
FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____	Budgeted
_____	Non Budgeted
_____	Amendment Required

LOCATION MAP—854 Beach Road (1 of 2)



LOCATION MAP—854 Beach Road (2 of 2)



C:\USERS\MITCH_OEHME\DESKTOP\BRUCE ALLEN.DWG
PLOTTED: 4/4/2024 3:51:09 PM
MODIFIED: 4/4/2024 3:47:38 PM

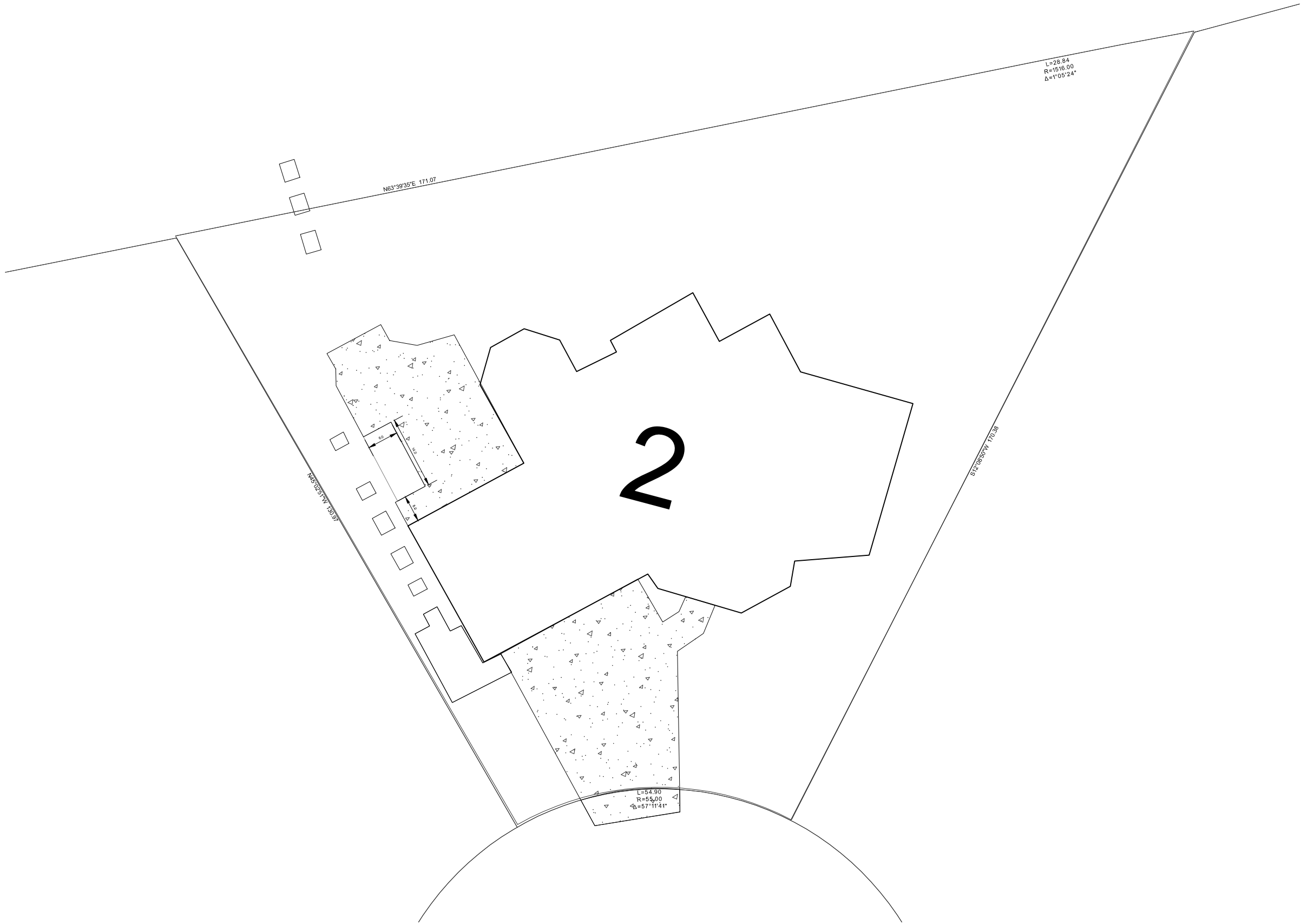
NO	DATE	BY	REMARKS	NO	DATE	BY	REMARKS
REVISIONS				REVISIONS			

DESIGNED	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
DRAWN	
CHECKED	
AC	SIGNATURE: <i>Andrew Christensen</i>
	TYPED OR PRINTED NAME: Andrew Christensen
	DATE: 4/4/2024 REG NO: 48281

LOT 2 BLOCK 4
LEGACY VILLAGE
AT WACONIA

PROJECT	LOT 2 BLOCK 4
FILE NAME	BRUCE ALLEN

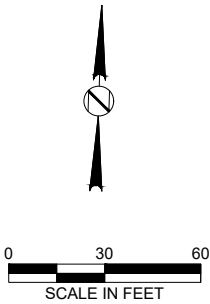
PERMEABLE SURFACE SURVEY



GENERAL NOTES:

 IMPERVIOUS SURFACES

- KEYNOTES:
- 16,145.3 Total Lot Area -
 - 5835.53- Current impermeable surfaces area
 - 2.1. 36% Hard surface total



Dear City of Waconia,

We are submitting an after the fact variance request for 854 Beach Road. Our request is for a variance to allow a 1% overage of hard cover surface to the property.

In 2022 the property owner hired a landscape design firm to design and build a new landscape on the property. In the design, there were 200 square feet of patios removed. The property owner was then informed by the landscaper that the design was in compliance with city regulations. The new landscape was built and exceeded the hard cover surface by 1.5% when all was completed. The landscape also was built with two areas crossing the property lines.

The property owner working with Graham Anderson has come up with a plan to make corrections to the overage by removing sections of the hard surface. With the proposed areas being removed, this would bring the percentage of overage down to 1%. The proposed solution to the remaining 1% overage would be to remove the interlocking sand from 2% of the existing hard surface and replace the interlocking sand with permeable interlocking sand. An annual maintenance plan would also be set in place to maintain permeability in this area. By doing this, it would actually bring the hard surface percentage down to 34%.

The Bluestone patio that would have the permeable interlocking sand installed is built on top of 24" of $\frac{3}{4}$ " clear crushed stone. There is currently a 4" drain tile that catches run off from the gutters on the back of the home as well as the deck that runs to a dry creek bed that is located in the back yard of the property in the natural drain field. This water runs to a storm water catch pond that is one lot over from the property.

Along with the overage, there are two areas where the landscape crosses the property line. Landscape in the back (mulch beds with plantings on the back slope along with hardscape steps). On the side property line, the dry creek bed crosses the property line, when this was completed the property owner did see that it had crossed the property line. He connected with the neighboring property owner and they agreed that it would be okay to leave the end of the dry creek bed where it was. After further consideration both the property owner and the neighboring property owner decided that it would be a cleaner process if the dry creek bed was removed from the neighboring property.

The corrections for this would be to remove the boulders in the dry creek bed that cross the property line on the side yard and to restore planted grass. On the back property line, the hardscape steps would be removed, and we are requesting to keep the mulch planting bed in place. This area is difficult to maintain cutting grass due to the steep slope, and by keeping the mulch beds with plantings this would make for less grass to be cut in the difficult area.

We are asking for the variance and feel it should be granted based on the following factors:

- The area in the back yard of the property is a steep slope and is difficult to mow the grass due to the slope. Keeping the mulch bed in the back of the property would eliminate the need to mow a large area of grass.

- The drain field in the back of the property is directly routed into a storm water catch pond. The neighboring properties would not be affected from the current storm water as it is directed into the storm water catch pond.
- With the permeable interlocking sand installed and the current design of the patio with the water being directed into the drain field, it has improved the quality of the lot by making the area around the back of the house less saturated by directing the storm water into the drain field.
- The owner had the landscape built under the impression that the design complied with city regulations and did not find out about the overage of hardscape until after the project had been completed.

Graham Anderson

Bruce Allen



From: [Graham Anderson](#)
To: [Lane Braaten](#)
Cc: [Bruce Allen](#)
Subject: Fwd: Permeable Plan
Date: Tuesday, April 30, 2024 7:01:27 PM

Hello Lane,

Here are the plans to make the corrections at 854 Beach Road. Please see attached plans.

Correction plans:

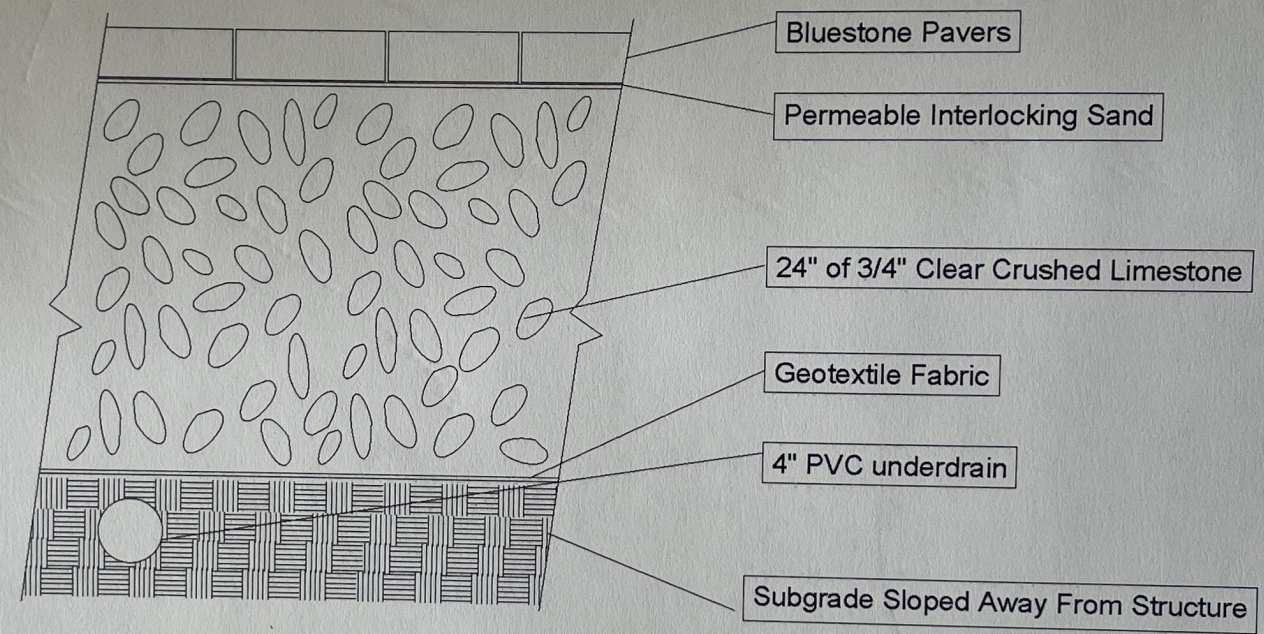
1. Remove marked areas under deck stairs and in and around garbage enclosure. We will remove the bluestone pavers and inst landscape beds with crushed stone.
2. Power wash and remove interlocking sand from bluestone paver patio as marked on plans. We will then install permeable interlocking sand in the joints. This would require an annual maintenance plan of power washing once a year to keep the the joints clear of debris allowing water to flow through.
3. Remove hardscape (steps) along the back of the property line to bring all hardscape within the property line.

----- Forwarded message -----

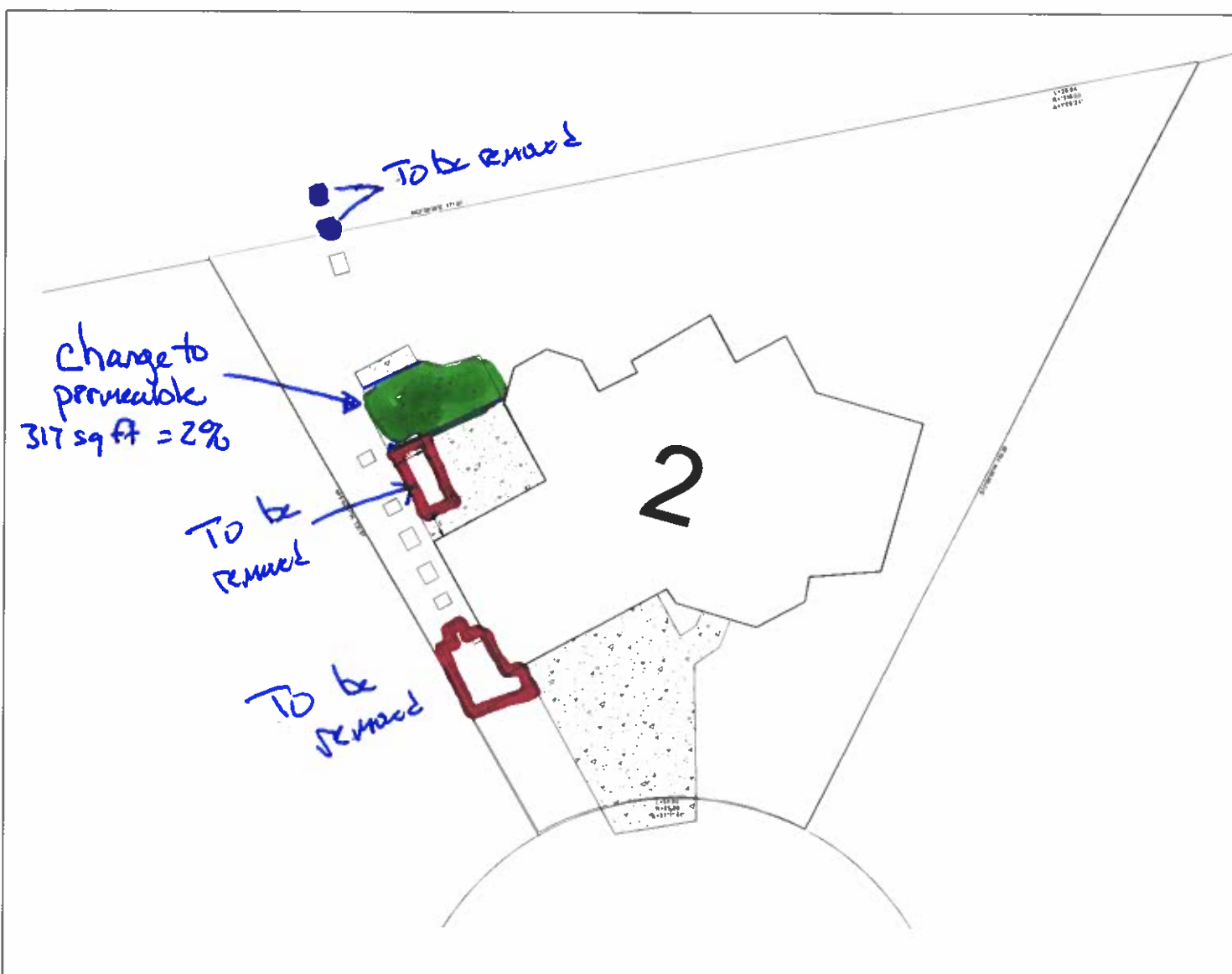
From: **Graham Anderson** <lakecountryhomeimprovements@gmail.com>
Date: Tue, Apr 30, 2024 at 1:45 PM
Subject: Permeable Plan
To: Bruce Allen <Bruce.Allen@genmills.com>

Hey Bruce,

Here is what we have come up with following the instructions from the city engineer. Do I have the go ahead to forward this to Lane?







© UNIVERSITY OF MINNESOTA ARCHITECTURAL FIRM
 1000 UNIVERSITY AVENUE, SUITE 100
 MINNEAPOLIS, MN 55455
 TEL: 612.243.2000 FAX: 612.243.2001
 WWW.UMAFIRM.COM

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From: [Jake Saulsbury](#)
To: [Lane Braaten](#)
Subject: 854 Beach Road
Date: Tuesday, May 14, 2024 8:37:25 AM
Attachments: [image001.png](#)

Lane,

Below are review comments for the After the Fact Variance at 854 Beach Road.

- The policy in Waconia has been to NOT accept permeable pavements as a BMP/pervious surface for private properties. The pervious pavements/pavers are difficult to maintain and need specialized equipment. Unless the City monitors yearly to make sure the homeowner is completing proper maintenance, and make replacements as necessary, the BMP will not work as designed. This setup also becomes more complicated when the property eventually changes owners.
- All improvements outside the property line are recommended to be removed, including the mulch bed and plantings to the north along the City trail. Even if a maintenance agreement were to be executed, the mulch bed area would likely become a City maintenance item at some point if it were to remain.

As is the case in both of the items above, the City does not currently have the appropriate staffing level to inventory, monitor, and then possibly maintain private pervious surface areas and private landscaping areas. Please let me know if you have any questions or if you care to discuss this site further.

Jake Saulsbury, P.E.

Senior Principal Engineer

Bolton & Menk, Inc.

2638 Shadow Lane

Suite 200

Chaska, MN 55318-1172

Phone: 952-448-8838 ext. 2397

Mobile: 612-756-4319

Bolton-Menk.com

Jake.Saulsbury@Bolton-Menk.com



From: [Huinker, Taylor \(DNR\)](#)
To: [Lane Braaten](#)
Subject: RE: Public Hearing Notice - 854 Beach Road
Date: Thursday, May 23, 2024 2:20:55 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi Lane,

Thank you for the opportunity to comment on this after-the-fact variance for exceeding the impervious surface limit of 35%.

The application lacks any explanation of how a practical difficulty exists in the landowner complying with the 35% impervious surface limit. Per our discussion, it appears the landowner was aware of the impervious surface limits, but nonetheless proceeded with the property alterations. As such, this appears to be a problem created by the landowner and DNR recommends denial.

Taylor

Taylor Huinker

South Metro Area Hydrologist | Ecological and Water Resources

Minnesota Department of Natural Resources

1200 Warner Road

St. Paul, MN 55106

Phone: 651-259-5790

Email: taylor.huinker@state.mn.us

mndnr.gov



From: Lane Braaten <LBraaten@waconia.org>
Sent: Thursday, May 23, 2024 12:32 PM
To: Huinker, Taylor (DNR) <Taylor.Huinker@state.mn.us>
Subject: Public Hearing Notice - 854 Beach Road
Importance: High

This message may be from an external email source.

Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security

Taylor,

Please see the attached public hearing notice for the after-the-fact variance request submitted by Graham Anderson, on behalf of the property owner, to exceed the hardcover allowance in the Legacy Village PUD. Please let me know if you have any comments.

Thanks

Lane L Braaten

Community Development Director
City of Waconia
201 South Vine Street
Waconia, MN 55387
Office: 952-442-2184
Direct: 952-442-3106
www.waconia.org





REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date: June 6, 2024

Item Name: SITE PLAN and DESIGN REVIEW - Goodwill Waconia

Originating Department: Community Development

Presented by: Lane Braaten

Previous Commission Action (if any):

Item Type (X only one):	Consent		Regular Session	X	Discussion Session	
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RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED *(Include motion in proper format.)*

Provide a recommendation to the City Council regarding the Site Plan and Design Review for the proposed Goodwill project located at 860 Marketplace Drive.

EXPLANATION OF AGENDA ITEM *(Include a description of background, benefits, and recommendations.)*

BACKGROUND

Applicant: Goodwill Easter Seals Real Estate, LLC

Owner(s): Ilex Group, Inc.

Address(es): 850 & 860 Marketplace Drive

PID#s: 755040120 and 755040110

Existing Zoning: B-1, Highway Business District

Design District: Highway District

REQUEST

The applicant, Goodwill Easter Seals Real Estate, LLC, has submitted a Site Plan and Design Review application proposing the construction of a 20,867 square foot standalone Goodwill building on Lots 4 & 5, Block 3, WACONIA MARKETPLACE.

APPLICABLE ORDINANCE PROVISIONS:

1. Section 900.05 - District Regulations, Subd. 2.F - B-1, Highway Business District
2. Section 900.06 - Supplementary Regulations, Subd. 9 - Architectural Design Standards
3. Section 900.07 - Landscaping and Fencing
4. Section 900.08 - Performance Standards
5. Section 900.09 - Off-Street Parking, Loading, and Access Regulations
6. Section 900.10 - Sign Regulations
7. Section 900.12 - Administration, Enforcement and Procedures, Subd. 10 - Site Plan Review

SITE PLAN REVIEW

City Ordinance requires Site Plan Review “in order to further promote the safe and efficient use of land and to further enhance the value of property in the City.” City Ordinance requires Site Plan Review for any construction for which a building permit is required, except for construction of detached, single-family residential structures or structures accessory thereto.

EXISTING USE

The subject parcels are currently undeveloped, with a trail to the north and a sidewalk on the southern boundary of the parcel. Additionally, the parcel appears to be encumbered by the NSP Easements included below, which may require some further investigation by the applicant prior to development. Staff has included this as a possible condition of approval.

NSP Easement Per Doc. No A164635

NSP Easement Per Doc. No A185419

ZONING

The subject parcel is zoned B-1, Highway Business District. Retail businesses are a permitted use in the B-1 zoning district.

LOT REQUIREMENTS

The B-1, High Business District section of the City Ordinance states “The purpose of this district is to provide for an appropriate range of businesses that will be utilized by area residents as well as vehicular traffic generate from the surrounding area.” The Lot Requirements for the Highway Business District are indicated in Table 1-1 below.

Table 1-1	B-1 - Lot Requirements	Proposed Site Improvements*
Lot Area	17,500 sq. ft. min.	2.2 Acres/96,871 sq. ft.
Lot Width	100 ft. min.	Conforming
Maximum Hardcover Surface	80% max.	80.1%
Maximum Structure Height	35 ft. max.	27 ft. 2 inches - Conforming
Front Yard Setback	25 ft. min.	Conforming
Interior Side Yard Setback	15ft. min.	Conforming
Rear Yard Setback	20 ft. min.	Conforming
Parking Area Setback	8 ft. min.	Conforming

*The review of setbacks were completed based upon the lot combination of the two parcels identified.

The proposed Goodwill building meets all required setbacks and building height requirements for the B-1, Highway Business District. The current plan does not meet the 80% hardcover maximum and shall be revised to meet the requirement or the applicant shall file a variance request for review and consideration at the July 11th Planning Commission meeting.

VEHICULAR ACCESS

The applicant is proposing two access off of Marketplace Drive, which have been reviewed by the City Engineer and are acceptable as proposed.

SCREENING OF EQUIPMENT

Mechanical equipment, such as furnaces, air conditioners, elevators, transformers, and utility equipment, shall be screened, whether on the roof or mounted on the ground, with a screening material similar to or compatible with material used on the main structure.

A concrete utility pad is shown near the southwest corner of the proposed building. The applicant indicated that the pad is being screened with Nova Yew evergreen shrubs that will reach a height of 6 ft. at full maturity and a width of 3 ft. The Planning Commission should discuss if this is acceptable, or if additional screening shall be required.

OFF-STREET PARKING

City Ordinance requires the following parking requirements for retail sales;

Four (4) spaces for each 1,000 square feet of gross floor space, less storage space.

The total number of parking spaces required for the proposed building is 84. The applicant is proposing 103 parking spaces for the overall project, which is conforming.

LANDSCAPING

Section 900.07, Subd. 2.B of the City Ordinance requires one (1) tree for every one thousand (1,000) square feet of total building floor area or one (1) tree for every fifty (50) feet of site perimeter, whichever is greater.

All proposed trees shall meet the minimum sizing and species requirements. More specifically, all deciduous trees shall be a minimum of 2.5 caliper inches in diameter measured 6 inches above ground and all coniferous trees shall be a minimum of 6 ft. in height.

Additional plantings shall be required for properties fronting on State Highway #5. The following will be required for every 40 feet of frontage along Highway #5:

- a. One (1) three-inch minimum deciduous tree, or
- b. One (1) eight-foot minimum coniferous tree

Based on a review of the existing site dimensions, and the square footage of the proposed building footprint, the total number of trees required to be planted shall be determined based on the overall site perimeter. The number of trees required to be planted for the B-1 zoning district is 25 trees. The Highway #5 additional oversized planting requirements (stated above) require an additional 7 trees meeting the oversized requirements above.

The proposed landscape plan includes 35 trees to be planted, which is conforming. The landscape plans shall be revised to include 7 of the trees meeting the required Hwy. 5 oversizing.

Retaining walls 4 ft. or higher require a building permit prior to installation. The proposed modular block retaining wall along Hwy. 5 is nearly 8 feet at its highest point. The applicant should consider matching the color and fencing/railing which has been used throughout the city for continuity in design and consistency in placemaking.

OFF-STREET PARKING LANDSCAPING

All off-street parking areas over one hundred (100) stalls shall include unpaved, landscaped islands meeting Section 900.07, Subd. 2.E.3. The proposed landscape plan appears to conform to the minimum standards stated in City Code.

SIGNS

A sign plan was not submitted with the Site Plan application. The applicant is aware that any future signage shall require a permit through the City and be formally reviewed at that time. The Site Plan indicates a monument sign just west of the eastern vehicular access. The plan states "Monument sign final size and location per future sign submittal." The applicant should note that the sign area will be defined by City Code based on the proposed location along Marketplace Drive and is required to meet the minimum 10 ft. setback from the Marketplace Drive right-of-way.

LIGHTING

Section 900.08, Subd. 1.C provides standards for exterior lighting. Exterior lighting is required to be designed and arranged to limit direct illumination and glare in any contiguous parcel of land. Reflected glare or spill light shall not exceed one (1.0) foot candle when the source of light abuts any commercial parcel or public right-of-way.

The lighting plan only complies with the standard stated above along the Hwy. 5 property line. The lighting plan shall be revised accordingly.

Light poles and standards shall not exceed 35 feet.

PEDESTRIAN ACCESS

The applicant has proposed sidewalks along the front façade and the east façade to provide access from the main parking areas. Additionally, and in compliance with City Code, the applicant has included a pedestrian link to the Marketplace Drive sidewalk and a connection to the Highway 5 trail.

TRASH

City Ordinance requires "All trash and trash handling equipment to be stored within the principal structure, within an attached structure accessible from within the principal structure, or totally screened from eye-level view from public streets and adjacent residential properties. If accessory structures are proposed, they shall be constructed of the same building material as the principal structure."

Site Plan indicates "Trash shall be placed in exterior compactor and removed by commercial co. weekly." The compactor is located at the loading dock and screened by a 12 ft. tall masonry wall. The finished side of the wall

shall be faced with the same building material as the principal structure.

GRADING, DRAINAGE & UTILITIES

The utility, grading and storm water information has been reviewed by the City Engineer. There are a few outstanding items which require resolution, but nothing significant enough to preclude the Planning Commission and City Council from reviewing the site plan application. Any recommendation of approval shall require the applicant to work with the City Engineer to revise the grading, drainage, and utility information to the satisfaction of the City prior to any work commencing on site.

SEWER AVAILABILITY CHARGE (SAC) AND CITY TRUNK FEES

New construction, a new business, a change in location or change in the use of space in a way that creates more potential demand on the wastewater system will require submission to the Metropolitan Council for a Sewer Availability Charge (SAC) determination. The SAC determination made by the Metropolitan Council informs the City sewer and water trunk fees associated with the potential development, redevelopment and/or remodeling of the subject property, location, or business. City Code requires that for every SAC unit determined by the Metropolitan Council, the project will require the payment of one City sewer trunk fee and one City water trunk fee. The SAC and City trunk fees are included below for convenience.

SAC Charge	\$2,485 per SAC unit determined by the Metropolitan Council
Sewer Trunk Fee	\$3,600 per SAC unit determined by the Metropolitan Council
Water Trunk Fee	\$5,100 per SAC unit determined by the Metropolitan Council
Stormwater Trunk Fee	\$11,200 per acre
Stormwater Access Fee	\$1,6000 per acre

DESIGN REVIEW - HIGHWAY DISTRICT

City Ordinance requires Design Review with the understanding that “the visual character and historic resources of the City are important attributes of its quality of life.” City Ordinance requires Design Review to be conducted as part of the Site Plan Review process.

Based on a review of the plan set provided by the applicant for Goodwill Industries, Inc., staff finds that all of the design requirements stated in the Highway Design District have been met.

CONCLUSION / RECOMMENDATION

The Planning Commission should make a recommendation to the City Council regarding the request by Goodwill for Site Plan & Design Review to allow the construction of a 20,867 square foot building on the subject parcels.

This item will be forwarded to the City Council for consideration at their upcoming meeting scheduled for June 17th, 2024.

If the Planning Commission chooses to recommend approval of the Site Plan and Design Review application for Goodwill, staff has identified the following conditions for consideration:

1. The proposed improvements shall be completed as approved and as conditionally revised by the Planning Commission and the City Council.
2. All applicable permits are applied for by the applicant with all supporting documentation and issued prior to the start of construction.
3. The applicant shall work with the City Engineer to revise the grading, drainage and utility information to the satisfaction of the City prior to any work commencing on site.
4. The applicant shall provide the City with a letter of credit to guarantee the proper installation and growth of the approved landscape plan. The letter of credit shall be submitted by the developer prior to obtaining a building permit that is equal to the amount of the required landscaping to be installed for the project. The letter of credit shall be held by the City and must cover one full calendar year subsequent to the installation of said landscaping and must be conditioned upon complete and satisfactory implementation of the

approved landscape plan.

5. All indirect costs with the building permit, review, and final plans associated with engineering and administrative costs shall be paid by the applicant/owner.
6. The two parcels shall be combined prior to building permit issuance by filing the applicable information with Carver County.
7. The plan shall be revised so as not to exceed the 80% hardcover maximum allowed in the B-1, Highway Business District.
8. The applicant shall revise the final landscape plan in conformance with the City Ordinance requirements. Specifically, the applicant shall revise 7 of the proposed tree plantings to meet the Hwy. 5 oversizing requirements.
9. Retaining walls exceeding 4 ft. in height shall require a building permit prior to installation. The applicant shall match the retaining wall block color and railing which has been used throughout the Hwy. 5 corridor.
10. All future signage shall require a sign permit from the City of Waconia.
11. All future exterior mechanical equipment shall be screened in conformance with City Ordinance requirements.
12. The plans indicate a 12 ft. tall masonry wall to screen the trash compactor and the loading dock area. The wall shall be finished with the same building materials as the principal structure.
13. The lighting plan shall be revised to meet Section 900.08, Subd. 1.C. Specifically, light shall not exceed one (1.0) foot candle when the source of light abuts and commercial parcel or public right-of-way. Light poles and standards shall not exceed 35 feet.
14. The Fire Chief shall review and approve the final plans for any required fire access lanes and hydrant placement prior to work commencing on the site.
15. The applicant shall contact the City Community Development Department for a final site inspection when all conditions of approval regarding this application have been completed.
16. The applicant shall obtain, if necessary, Carver County Water Management Organization (CCWMO) approval and permitting for erosion control and storm water management. A copy of any approvals or permits shall be submitted prior to any land disturbing activities.
17. The applicant shall obtain, if necessary, a General Construction Stormwater Permit (NPDES) from the Minnesota Pollution Control Agency and submit a copy to the City prior to any land disturbing activities.
18. The easement, watermain, sanitary sewer, grading and storm water issues shall be resolved to the satisfaction of the City Engineer prior to the issuance of a building permit.
19. The parcels appear to be encumbered by NSP Easements. The applicant shall provide documentation indicating the proposed plans are in compliance with the underlying easements, or that the underlying easements have been legally vacated.

Attachments:

1. [Location Map.pdf](#)
2. [Goodwill Waconia - Plan Set.pdf](#)

FINANCIAL IMPLICATIONS:

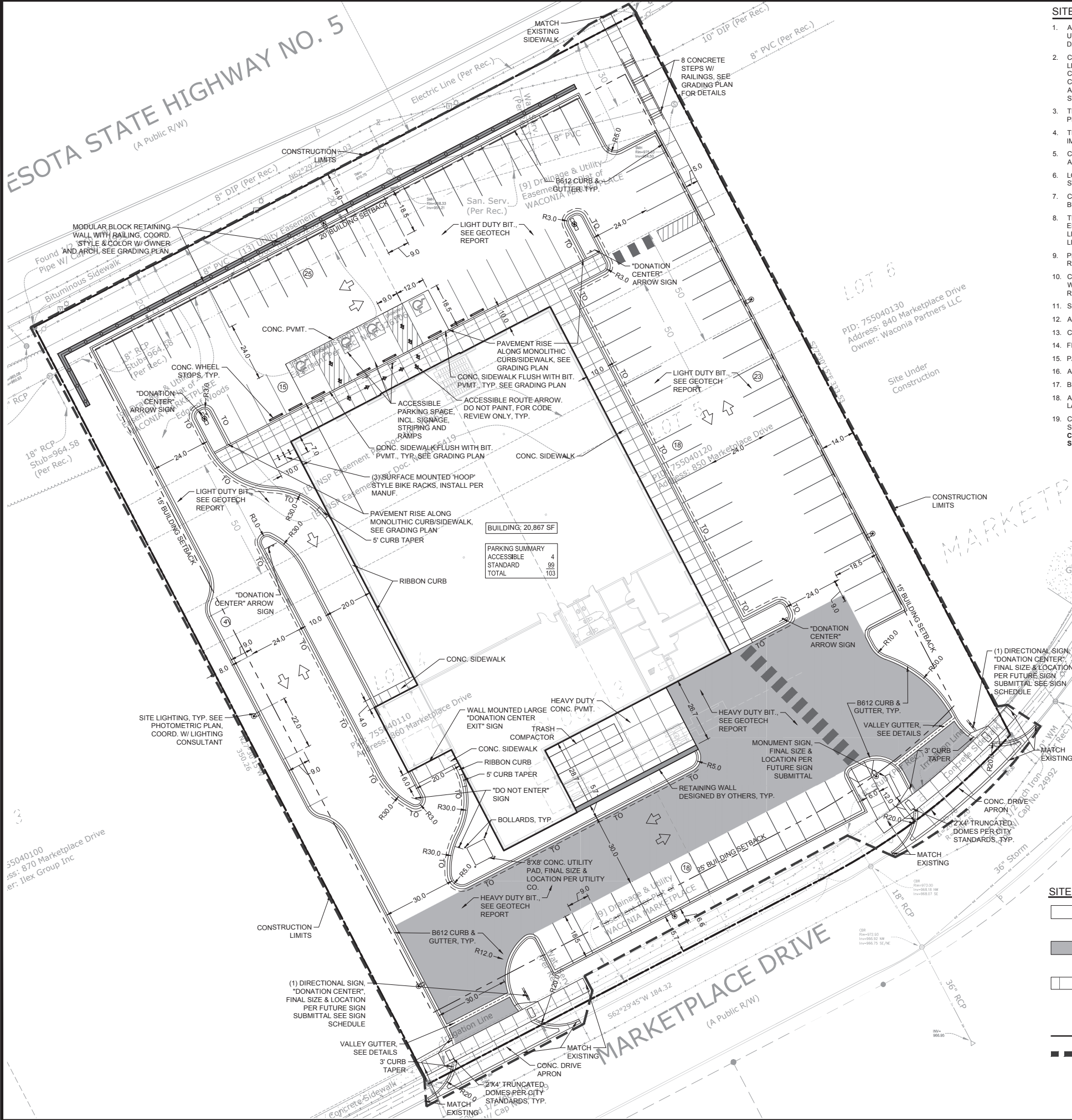
Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required

LOCATION MAP—860 MARKETPLACE DRIVE





SITE LAYOUT NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADI ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. **CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.**

CITY OF WACONIA SITE SPECIFIC NOTES:

- THE CONDITION OF THE ADJACENT STREET AND SIDEWALK SHALL BE REVIEWED BY THE CITY AND CONTRACTOR PRIOR TO WORK AND VERIFIED WITH VIDEO OR PICTURES. ANY DAMAGE TO THE STREET OR SIDEWALK AFTER WORK COMMENCES SHALL BE DEEMED TO BE CAUSED BY THE CONTRACTOR AND THE OWNER'S RESPONSIBILITY TO REPAIR.
- WORK WITHIN PUBLIC RIGHT-OF-WAY MUST BE COORDINATED WITH THE WACONIA PUBLIC SERVICES DEPARTMENT. CONTRACTOR MUST PROVIDE A MINIMUM 48-HOUR NOTICE PRIOR TO ANY WORK BEING PERFORMED. BITUMINOUS PAVEMENT SHALL BE SAW-CUT AND CONCRETE REMOVED TO JOINT TO PROVIDE CLEAN MATCH LINES.
- A MINIMUM STANDARD DUTY CONCRETE PAVEMENT SECTION OF 6" CONCRETE OVER 6" AGGREGATE SHOULD BE USED FOR THE APRON CONNECTION TO MARKETPLACE DRIVE.
- A MINIMUM STANDARD DUTY ASPHALT SECTION OF 1.5" WEAR BITUMINOUS, 2.5" BASE BITUMINOUS, AND 8" AGGREGATE SHOULD BE USED FOR THE PARKING LOT.

SITE AREA CALCULATIONS		EXISTING CONDITION		PROPOSED CONDITION	
IMPERVIOUS SURFACES					
BUILDING COVERAGE	0 SF	0.0%	20,866 SF	21.5%	
PAVEMENT	1,665 SF	1.7%	56,734 SF	58.6%	
TOTAL	1,665 SF	1.7%	77,600 SF	80.1%	1.8 AC
PERVIOUS SURFACES					
TOTAL	95,206 SF	98.3%	19,271 SF	19.9%	0.4 AC
TOTAL SITE AREA	96,871 SF	100.0%	96,871 SF	100.0%	2.2 AC
DIFFERENCE (EX. VS PROP.)		75,935 SF	78.4%		
DISTURBED AREA		97,696 SF	2.2 AC		

OWNER INFORMATION

GOODWILL INDUSTRIES, INC.
553 FAIRVIEW AVENUE N
ST. PAUL, MN 55104
JEFF UECKER
651-208-4570
JMUECKER@GESMIN.ORG

OPERATIONAL NOTES

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH SHALL BE PLACED IN EXTERIOR COMPACTOR AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
HC = ACCESSIBLE SIGN
NP = NO PARKING FIRE LANE
ST = STOP
CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.



Know what's below.
Call before you dig.



1" = 20'-0"
10'-0" 0 20'-0"

PRELIMINARY:
NOT FOR CONSTRUCTION

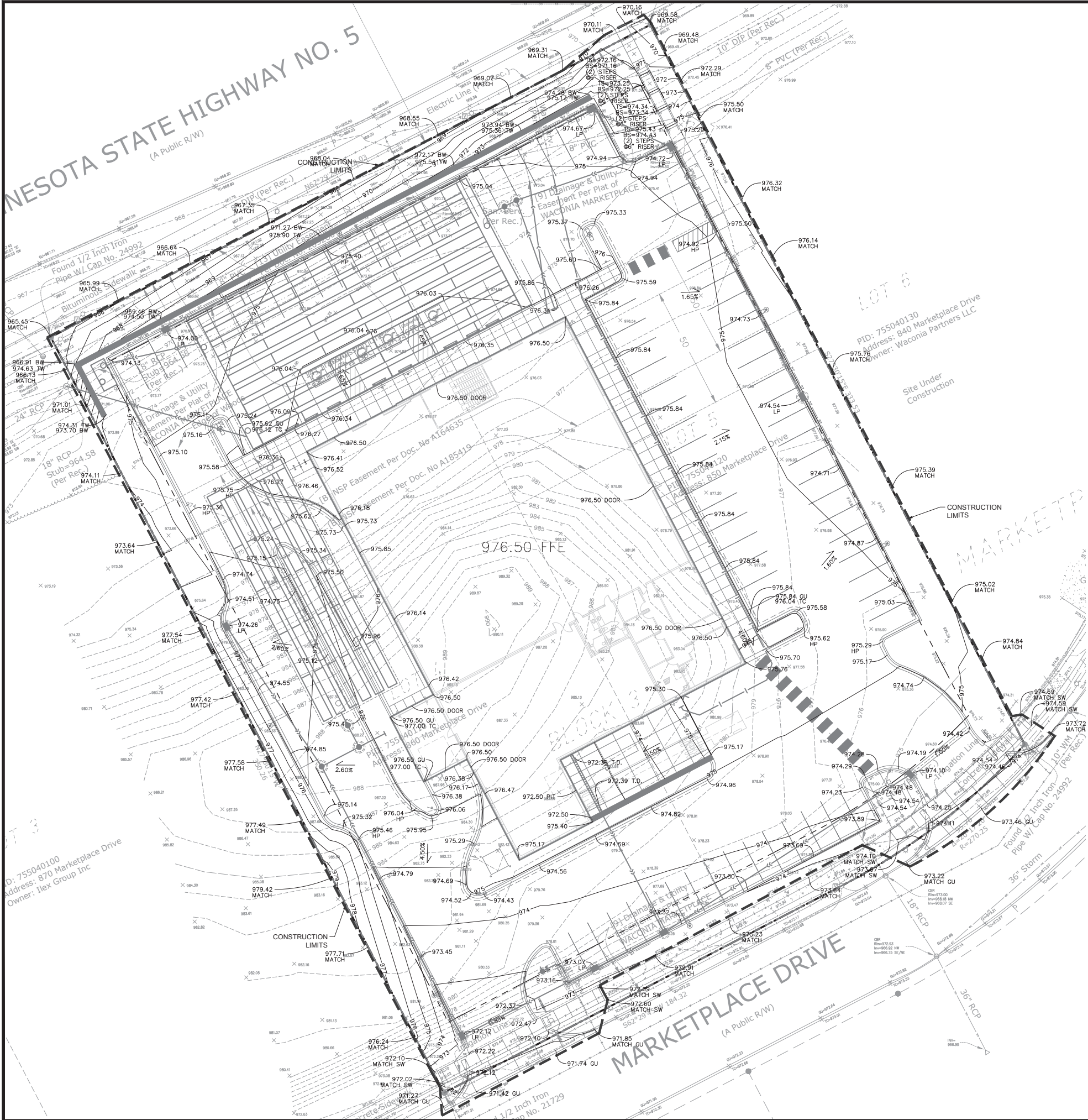
GOODWILL
850-860 MARKETPLACE DR, WACONIA, MN 55387
GOODWILL INDUSTRIES, INC
553 FAIRVIEW AVENUE N, ST. PAUL, MN 55104

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Robert A. Latta
Robert A. Latta
DATE: 05/28/24 LICENSE NO.: 59612

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
05/28/24	CITY SUBMITTAL
06/28/24	CITY RESUBMITTAL

PROJECT MANAGER	ROBBIE LATTA
CONTACT NUMBER	612-615-0060 X 307
DRAWN BY	RL, KB
CHECKED BY	RL, KB
PROJECT NUMBER	24031

REVISION SUMMARY	
DATE	DESCRIPTION



GENERAL GRADING NOTES:

1. CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
4. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
5. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE.
6. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
7. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
8. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
9. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
10. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
11. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
13. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
14. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
15. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
16. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
17. TOLERANCES
 - 17.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - 17.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - 17.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - 17.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
18. MAINTENANCE
 - 18.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - 18.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
 - 18.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.
19. ALL IMPERVIOUS SURFACES ON SITE ARE TO BE AMENDED PER DETAIL.

CITY OF WACONIA GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

GRADING PLAN LEGEND:

- | | |
|-------------------|--|
| ----- 1125 ----- | EX. 1' CONTOUR ELEVATION INTERVAL |
| ----- 1137 ----- | 1.0' CONTOUR ELEVATION INTERVAL |
| ----- 41.26 ----- | SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED) |
| 891.00 G | SPOT GRADE ELEVATION GUTTER |
| 891.00 TC | SPOT GRADE ELEVATION TOP OF CURB |
| 891.00 BS/TS | SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS |
| 891.00 ME | SPOT GRADE ELEVATION MATCH EXISTING |
| ⊕ | GRADE BREAK - HIGH POINTS |
| ===== | CURB AND GUTTER (T.O = TIP OUT) |
| → EOF=1135.52 | EMERGENCY OVERFLOW |
| ■ ■ ■ ■ ■ | CONSTRUCTION LIMITS |



Know what's below.
Call before you dig.



1" = 20'-0"
10'-0" 0 20'-0"

PRELIMINARY:
NOT FOR
CONSTRUCTION

GOODWILL

850-860 MARKETPLACE DR, WACONIA, MN 55387

GOODWILL INDUSTRIES, INC

553 FAIRVIEW AVENUE N, ST. PAUL, MN 55104

PROJECT

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

Robert A. Latta
Robert A. Latta

DATE 05/28/24 LICENSE NO. 59612

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
05/02/24	CITY SUBMITTAL
05/28/24	CITY RESUBMITTAL

PROJECT MANAGER	ROBBIE LATTA
CONTACT NUMBER	612-615-0060
DESIGNED BY	RL: RL
REVIEWED BY	RL: RL
PROJECT NUMBER	24003

REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN

C3.0

1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BUT NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (POINCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPIRAN, ASSAIL, CHIPICOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS.

CODE	COMMON / BOTANICAL NAME	QTY	CONT
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EVERGREEN TREES			
PD	Black Hills White Spruce / <i>Picea alauca</i> 'Densata'	12	6' HT. B&B

CODE	COMMON / BOTANICAL NAME	QTY	SIZE
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SHRUBS			
CA2	Arctic Fire Dogwood / <i>Cornus sericea</i> 'Arctic Fire'	34	#5 CONT
TN	Nova Japanese Yew / <i>Taxus cuspidata</i> 'Nova'	20	#5 CONT

GRASSES			
CK	Karl Foerster Feather Reed Grass / <i>Calamagrostis x acutiflora</i> 'Karl Foerster'	6	#1 CONT
SH	Prairie Dropseed / <i>Sporobolus heterolepis</i>	6	#1 CONT

PERENNIALS			
HB	Bright Sunset Daylily / Hemerocallis x 'Bright Sunset'	12	#1 CONT
HS	Stella Supreme Daylily / Hemerocallis x 'Stella Supreme'	20	#1 CONT
PL	Little Spire Russian Sage / Perovskia atriplicifolia 'Little Spire'	26	#1 CONT

SYMBOL	COMMON / BOTANICAL NAME		
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GROUND COVERS			
	Decorative Rock Mulch / Decorative Rock Mulch		
	Blue Grass Based / Sod		

AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	4" DEPTH, DECORATIVE ROCK	YES	NO	
MAINT. STRIP AT BUILDING FOUNDATION	NA	NA	NA	
NATIVE SEED AREAS	NA	NA	NA	

NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS

SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	

NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

PROPOSED CANOPY TREE SYMBOLS - SEE
PLANT SCHEDULE AND PLAN FOR SPECIES
AND PLANTING SIZES



PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES



PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLANT SPECIES AND PLANTING SIZES.

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT
SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANU INSTRUCT./SPECS.

 DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

 CONSTRUCTION LIMITS

LANDSCAPE REQUIREMENTS:	
1 TREE/ 50 LF OF SITE PERIMETER 1,242.0 SF / 50 = 25 TREES REQUIRED SEE PLANT SCHEDULE	
1 TREE/ 1000 SF OF GROSS BUILDING FLOOR AREA 20,866.0 SF / 1000 = 21 TREES REQUIRED SEE PLANT SCHEDULE	

*B-1 Highway Business District is required to plant 1 tree per 50 linear feet of site perimeter, or 1 tree per 1000 square feet of gross building floor area, whichever is greater.

SEE SHEET L1.1 FOR GENERAL
LANDSCAPE & IRRIGATION NOTES




Know what's below.
 Call before you dig.

1" = 20'-0"
 10'-0" 0 20'-0"

PROJECT

Robert L. Binder
DATE 05/28/24 LICENSE NO. 25821

PROJECT MANAGER	ROBBIE LATTA
CONTACT NUMBER	612-615-0060 X 707
DRAWN BY	RL, KB, MD
REVIEWED BY	RL, KB
PROJECT NUMBER	24003

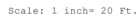
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L1.1

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. REFERENCE MULCH SCHEDULE FOR MULCH MATERIALS AND LOCATIONS.
3. ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
4. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
3. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
4. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
5. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
6. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
7. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
8. IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
9. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
10. ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
11. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
12. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
13. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
14. FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
15. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
16. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
17. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
18. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
19. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
20. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
21. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
22. USE SCREENS ON ALL HEADS.
23. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
24. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
25. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
26. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.





These drawings are for conceptual use only and are not intended for construction. Fixture runs and quantities should be verified prior to order. Values represented are an approximation generated from manufacturers photometric inhouse or independent lab tests with data supplied by lamp manufacturers.

Drawn By: Kathy Frey
Checked By:
Date: 5/24/2024
Sales Agent: Steve Hahn
Scale: 1" = 40'

LS952-4176-2

GOODWILL
850-860 MARKETPLACE DR., WACONIA, MN 55387

GOODWILL INDUSTRIES, INC.
503 FARVIEW AVENUE N. ST. PAUL, MN 55104

PROJECT

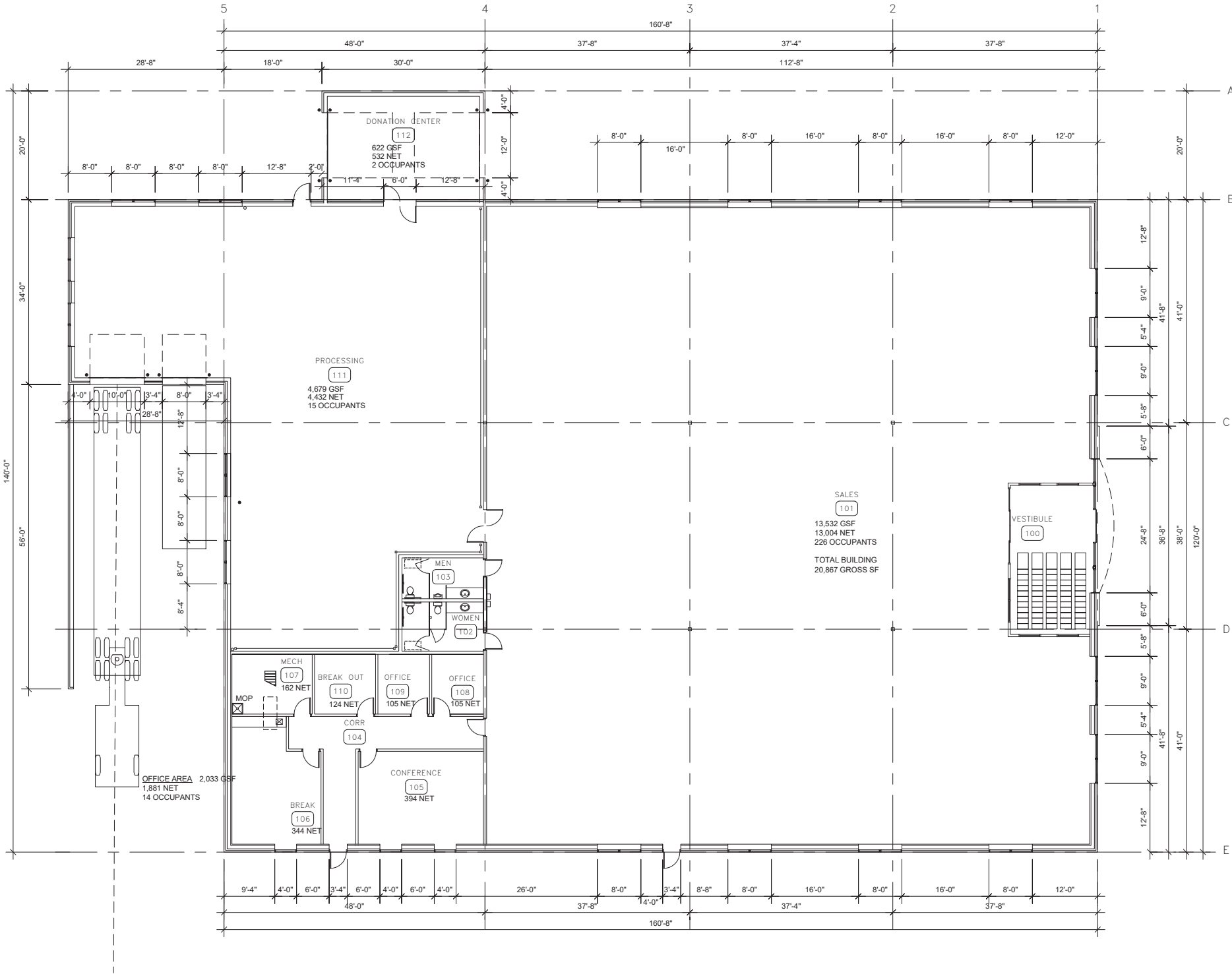
I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED LANDSCAPE ARCHITECT UNDER
THE LAWS OF THE STATE OF MINNESOTA.


Robert L. Binder
DATE 05/28/24 LICENSE NO. 25821

[illegible][illegible]

PHOTOMETRIC PLAN

LT1.0



A1 Concept Floor Plan
3/32" = 1'-0"



Goodwill Waconia
860 Marketplace Drive, Waconia, MN

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Floor Plan

I hereby certify that this plan, specification and schedule were prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

PROJECT ARCHITECT
SHELDON BERG
5/2/2024
5/2/2024

Project #: 24-029.00
Date: 5/2/2024
Drawn by: CW
Checked by: SB

Issue:
City Submittal
City Resubmittal

Civil

Structural

Contractor

Client





FACE BRICK 1—CLOUD CERAMICS CORAL



FACE BRICK 2—HEBRON MISTY GRAY



Architectural Brick

Misty Gray

EIFS COLORS 1 & 2—JAVA & SANDMAN

